



ATTACHMENT C

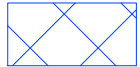
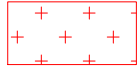
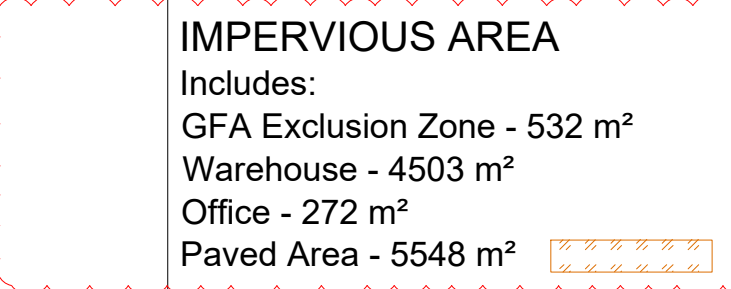
AMENDED PROPOSAL PLANS

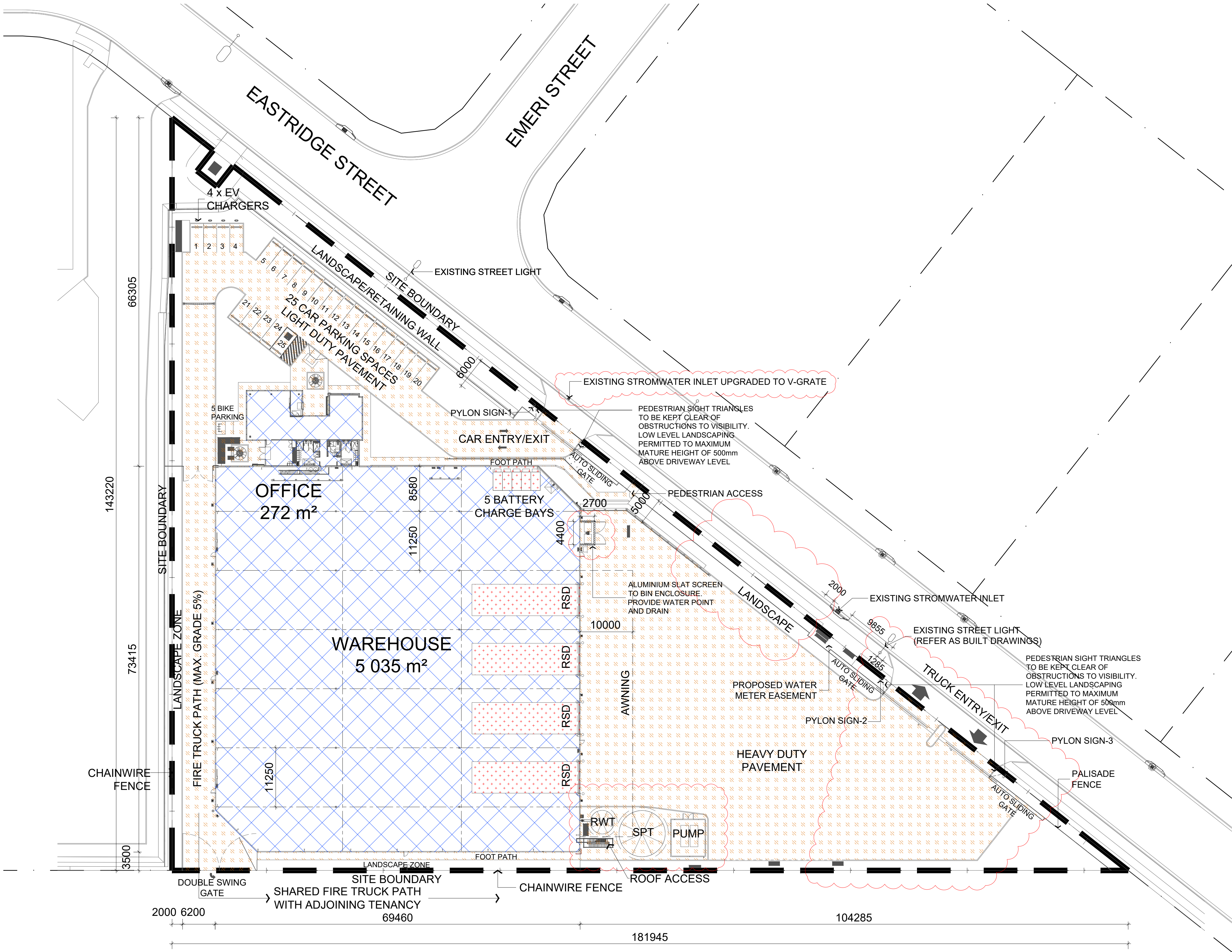


gasman
development
perspectives

VantageYatala[®]

REV	DESCRIPTION	DATE
A	ISSUE FOR DA	16.02.24
B	RECESSED DOCK AND WAREHOUSE OFFICE REMOVED, AWNING EXTENDED	09.05.24
C	FIRE SERVICES AND CROSSOVER RELOCATED	17.02.25

LEGEND			
	AREA USE	AREA	
	INDUSTRY Includes: Office - 272 m² Warehouse - 4503 m²	4775	m²
	GFA EXCLUSION ZONE (Loading Area)	532	m²
	IMPERVIOUS AREA Includes: GFA Exclusion Zone - 532 m² Warehouse - 4503 m² Office - 272 m² Paved Area - 5548 m²	10855	m²



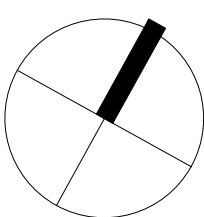
McNab Developments (QLD) Pty Ltd
Level 2, SW1, 32 Cordelia St, SOUTH
BRISBANE QLD 4101
PO Box 5054, WEST END QLD 4101
QBCC:1094350

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approximate only and are subject to confirmation by
survey.

LOT-120 PROPOSED INDUSTRIAL DEVELOPMENT
'VANTAGE YATALA' LOT-120 Eastridge Street,
Stapylton, Queensland

SITE PLAN
GFA - IMPERVIOUS AREA

FOR DEVELOPMENT APPLICATION



JOB	DATE	
Q22-001A-DA-003	14.02.25	
SCALE	DRN.	REV.
1:400 @ A1	MS	C

DEVELOPMENT TABLE	
SITE AREA	13,005 sqm
WAREHOUSE	5,078 sqm
OFFICE (Single Level)	272 sqm
SPRINKLER PUMP ROOM	36 sqm
TOTAL BUILDING AREA	5,386 sqm
CAR PARKING PROVIDED	25 Spaces

NOTES ON METHOD OF AREA MEASUREMENT

- This is a pre-completion as-designed area measurement survey only, and does not represent the final as-built conditions when the build is completed.
- The 'Dominant Wall' of the warehouse is taken to be at the outside face of the wall girt / inside face of the Trimdek wall cladding.
- The 'Dominant Wall' of the Main Office is taken to be at the outside face of the external solid aluminium panel & curtain wall.
- Concurrence on the definition of 'Dominant Wall' as noted above must be obtained from the qualified surveyor conducting the as-built survey to ensure consistency in interpreting PCA Guidelines, PRIOR to commencing steel fabrication and construction.

Car Parking Schedule

Type	Description	Spaces
PK-CP1	PK-CP1: 5.5 x 2.5m - 90 deg (Disable)	1
PK-CP2	PK-CP2: 5.5 x 2.5m - 90 deg	20
PK-CP-EV	PK-CP-EV: EV Charging Bay	4
Grand total		25

General Legend

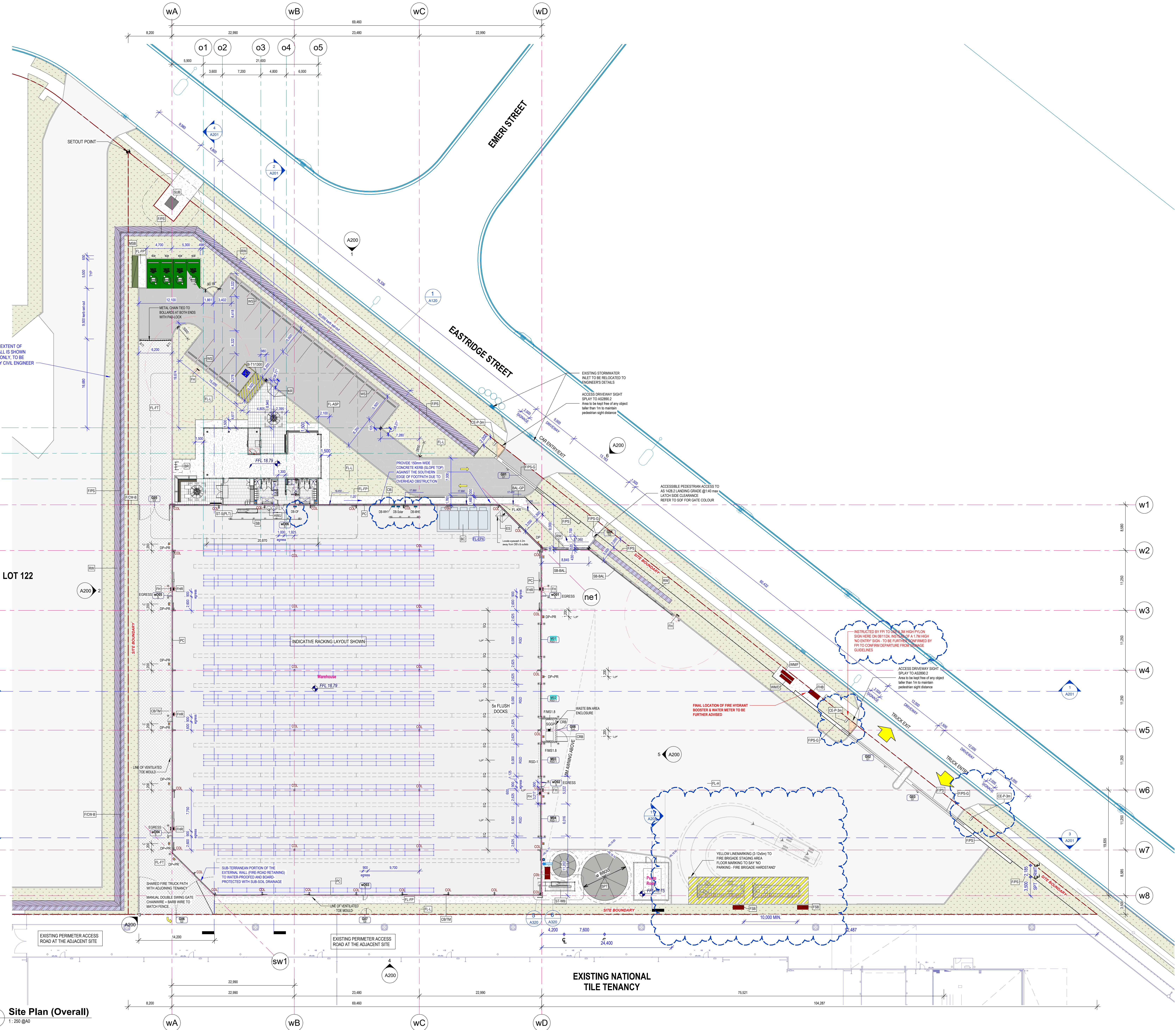
All drawings must be read in conjunction with Architectural Specifications Document No. 231212-CC-0600: Architectural DMC Specifications & Schedule of Finishes.

B-T1	Bolted to be 22mm diameter galvanneal steel pipe to 1200mm a flt. cast-in footing. Painted in safety yellow. To engineer's detail.
B-T1/1300	Bolted to be 22mm diameter galvanneal steel pipe to 1300mm a flt. cast-in footing. Painted in safety yellow. To engineer's detail (Shared parking space only).
BAL-GP	Balustrade with galvanneal steel handrail only on post. Fabricated and installed to AS1657 requirements.
BC	Battery Charge Bay
BR	Bicycle Rack for 5 off. bicycle spaces 500 wide min to AS2890.3 (2015).
CORA-EPO1.500 series	Marine grade stainless steel finish.
CB	Steel framed wall with 0.42 BMT Colorbond cladding in Trimdek Profile. Colorbond finish as specified. Toe of wall cladding to incorporate ventilated toe mould details at concrete dado wall junction to mechanical engineer's requirements.
CB/TM	Steel framed wall with 0.42 BMT Colorbond cladding in Trimdek Profile. Colorbond finish as specified. Toe of wall cladding to incorporate ventilated toe mould details at concrete dado wall junction to mechanical engineer's requirements.
CE-P-3m	3.0m high x 0.3m wide pylon signage (front-illuminated) in accordance with FPI Signage Guidelines.
COL	Steel column surface treated and painted to engineer's detail.
CRB	Concrete roof overhang.
DP	Downpipe to engineer's details. All office internal downpipes to be acoustically treated.
DP-FRR	Downpipe with 3mm thick galvanneal mild steel protection to 1200mm a flt. Paint finish to match background.
EGRESS	Egress door.
ES	Emergency Shower & Eyewash
F-CW-B	Black PVC coated chain wire fence on painted black posts with 3 rows of barbed wire to overall height of 2.100m. Bottom and mid-rail required to all fencing to prevent personnel access and where fall hazards present.
FMS1.8	Metal slat fencing to 1800mm high overall powdercoat finish as specified. 50mm deep slat with 15mm gaps.
FPS	Black powdercoated 'Palisade' style security gates. Gap below gate to NOT exceed 100mm. Height to match adjacent fence.
FH	Fire Hydrant
FHB	Fire Hydrant Booster
FHR	Fire Hose Reel
FL-ASP	Bituminous concrete pavements for non-commercial vehicle loads only.
FL-EPX	Epoxy finish with 100mm coving (50ka or equivalent approved) 4 coat floor sealer with slip rating in accordance with ASA566. Colour to be selected by client.
FL-FP	Concrete footpath slab fall away from building to engineer's details.
FL-FI	Fire trail pavement to be bitumen tack coat and gravel to NSW Fire and Rescue Standards and civil/structural engineer's details.
FL-H	Heavy duty concrete pavement to structural engineer's details.
FL-KR	Concrete kerb at minimum of 75mm high installed as part of Walkway requirement under AS1428.1 where the adjacent surface (first 600mm) is of different gradient to the walkway gradient.
FL-L	Landscape area refer to civil engineering drawings for levels and landscape architect's drawings for vegetation details.
FSB	Fire Sprinkler Booster
HWU	Hot Water Unit
KR	Concrete kerb ramp @ 1:8 max grade & 1m min. width with the sloping sides tapered to profile as per AS1428.1. Ramp surface to be slip-resistance.
MSB	Main Switch Board to electrical engineer's details.
PC	Precast concrete wall panel with assed joints to engineer's details, paint finish as specified.
RSD-1	Roller Shutter Door (Flush Docks) (6.0m W x 5.5m H) attached to steel PFC perimeter door frame. Motorised with manual chain override and wind lock. Finish as specified.
RW	Retaining wall to engineer's details. Finish as specified in SOF.
RWT	Rainwater tank to engineer's details.
SB	Safety barrier to be Amco steel guardrail or equivalent approved. Shubby nose wrapped around ends. Painted safety yellow.
SB-BAL	Safety barrier to be Amco steel guardrail or equivalent approved with galvanneal handrails/balustrade above to an overall height of 1200mm a flt. Shubby nose wrapped around amco ends. Painted safety yellow.
SGOP	Grated gully pit to Civil Engineer's detail.
SP	Sprinkler Tank to fire engineer's details.
ST-SIPLT	Galvanneal steel stairs with slip-resistant chequered steel plate treads, closed nosers & landing to AS1657 requirements & structural engineer's details.
ST-WB	Galvanneal steel stairs with contrasting colours to AS requirements. Provide anti-slip nosing strip with contrasting colours to AS requirements. Galvanneal steel stairs with serrated steel grating treads equivalent to Wedgford Pattern 'C', open nosers & grating landing to engineer's details. Provide AS1657-compliant guarding to both sides, and nosing strip with contrasting colours to AS requirements.
SUB	Substation to electrical engineer's details.
WMD	Water meter - Domestic
WMF	Water meter - Fire
WIS	Wheel stop

ALL LEVELS AREA INDICATIVE AND SHOULD BE READ IN CONJUNCTION WITH CIVIL ENGINEER'S DRAWINGS FOR FINAL LEVELS OF ALL EARTHWORKS.

ALL LEVELS AREA TO BE $\pm 1000\text{mm}$

FOR CONSTRUCTION



1 Site Plan (Overall)

A200 1:250 @A0

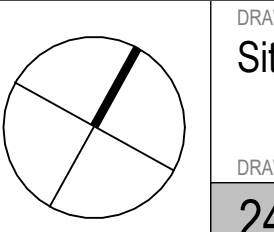


PROJECT
SPEC WAREHOUSE
ADDRESS
LOT 120 VANTAGE YATALA EASTRIDGE STREET
STAPLYTON, QUEENSLAND
PROJECT NUMBER
240404

Rev	Description	Date
P1	Preliminary	05.07.24
P2	Building PFI revised, MSB related	10.07.24
P3	PFI door added to RW	20.07.24
P4	Building PFI updated, DOA parking bay type updated, Truck driveway location and layout updated, Fire infrastructure layout updated.	24.08.24
P5	Dock eaving reduced, Rainfall, pump room, similar tank, RW, roof access stairs relocated, Truck driveway widened, Kerb set-out dims added, wall panel set-out	22.10.24
0	Issue for Construction. Refuse area and location revised, Pylon signage update, Warehouse US added per consultant design.	21.11.24

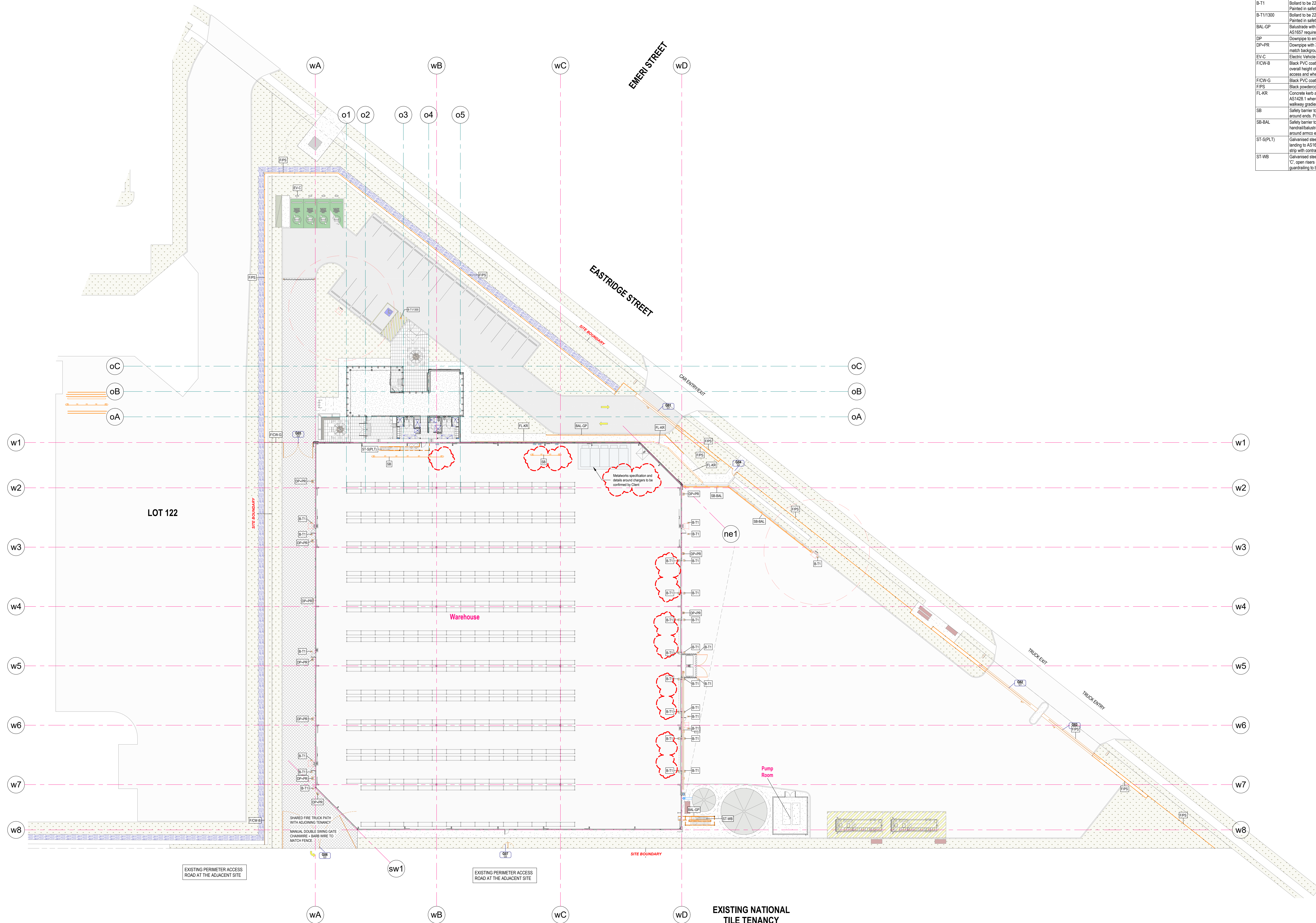
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H/L Architects Pty Ltd A.C.N. 161 638 320
nominated architect: Koa Hong (AU)
(Reg No: NSW #7559, QLD #5003)
e: admin@hlaarchitects.com.au
t: 02 9168 9462
w: www.hlaarchitects.com.au
a: Level 1, 5 George St, North Brisbane NSW 4107



DRAWING TITLE
Site & Warehouse Plan
DRAWING NUMBER
240404 - AR-A001 -
ISSUE
0

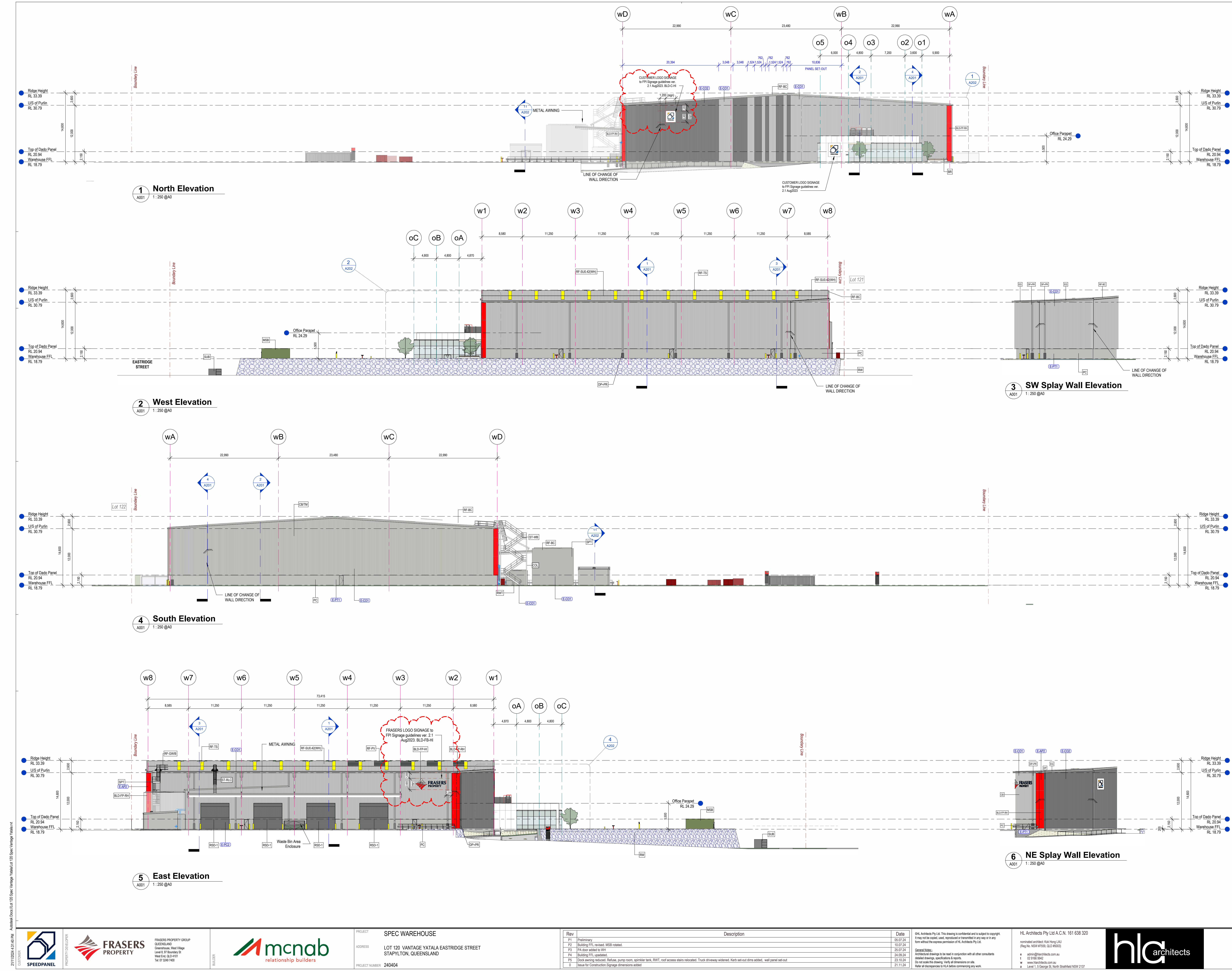
General Legend	
All drawings must be read in conjunction with Architectural Specifications Document No. 231212-CA-C600- Architectural Division, Schedule of Values.	
B-T1	Refer to the 252mm diameter galvanized steel pipe to 1200mm a/m, cast-in-holding. Painted in safety yellow. To engineer's detail.
B-T1/B1300	Refer to the 252mm diameter galvanized steel pipe to 1300mm a/m, cast-in-holding. Painted in safety yellow. To engineer's detail (Shand parking installed)
BAL GP	Galvanized with galvanized steel handrail only on post. Fabricated and installed to AS1657 requirements.
DP	Downpipe to engineer's detail. All office internal downpipes to be acoustically treated.
DP-PR	Downpipe with 3mm thick galvanized mild steel protection to 1200mm a/m. Paint finish to match background.
EVC	Electric Vehicle charging to be installed to manufacturer's recommendation.
FCW-B	Black PVC coated chain wire fence on painted black posts with a 3m section of barbed wire to the height of 2.00m. Chain wire to be rail-reel for lifting to prevent to prevent persons access and where falls hazards present.
FCW-G	Black PVC coated chain wire security gates. Gate below gate to NOT exceed 100mm.
FFS	Black powderedcoated "Parade style" fencing 2.10m high.
F-KR	Galvanized steel with minimum 100mm galvanized steel handrail to AS1657 requirement under AS1424.1 where the adjacent surface (first 600mm) is of different gradient to the walkway gradient.
GP	Safety barrier to be Armo steel guardrail or equivalent approved. Slubby nose wrapped around arms. Painted safety yellow.
GP-BAL	Safety barrier to be Armo steel guardrail or equivalent approved with galvanized steel handrail to AS1657 requirement under AS1424.1 where the adjacent surface (first 600mm) is of different gradient to the walkway gradient.
SP(SPLT)	Galvanized steel starts with slip-resistant chequered steel plate, closed risers & landing to AS1657 standards & structural engineering detail. Provide anti-slip nosing with contrasting colour.
SP(SPLT)-B	Galvanized steel starts with serrated steel grating's heads installed to Weirlogue Patent "U" open risers & grating landing to engineer's details. Provide AS1657-compliant nosing to both sides.



1 Site Plan (Overall) - Metalworks

ALL LEVELS AREA INDICATIVE AND SHOULD BE READ IN CONJUNCTION WITH CIVIL ENGINEER'S DRAWINGS FOR FINAL LEVELS OF ALL EARTHWORKS.

FOR CONSTRUCTION



General Legend	
All drawings must be read in conjunction with Architectural Specifications (Document No. 231212-CA-000- Architectural D&C Specifications & Schedule of Finishes).	
BLD-FP-HI	Fraser's Building ID-High Level Building Identification. Refer to SOF and FP Design & Signage Guidelines
BLD-FP-RH	Fraser's Estate wayfinding building ID-Red highlight. Refer to SOF and FP Design & Signage Guidelines
BR	Bicycle Rack for 5 off bicycle spaces 500 wide min to AS2890.3 (2015). CORA EXPO 1,500 series. Marine grade stainless steel finish.
CB	Steel framed wall with 0.42 BMT Colorbond cladding in Trimdek Profile. Colorbond finish as specified.
CB/TM	Steel framed wall with 0.42 BMT Colorbond cladding in Trimdek Profile. Colorbond finish as specified. Toe of wall cladding to incorporate ventilated but mould details at concrete dado wall junction to mechanical engineer's requirements.
COL	Steel column surface treated and painted to engineer's detail
DP	Downpipe to engineer's details. All office internal downpipes to be acoustically treated.
DP-PR	Downpipe with 3mm thick galvanised mild steel protection to 1200mm a full. Paint finish to match background.
EG	Covers gutter minimum 0.68MT with front edge overflow in excess of design capacity. Colorbond finish as specified.
MSB	Main Switch Board to electrical engineer's details.
PC	Prestab concrete wall panel with sealed joints to engineer's details. paint finish as specified
RF-BC	Colorbond barge cover
RF-GWB	Grated walkway on light weight floor frame with Balustrade fixed to roof purlins to manufacturer's details.
RF-PV	Photovoltaic panel
RF-SUB.42	0.42 BMT 'Stramit' Speed Deck Ultra Concealed Fixed' profile. Zincalume finish. 50mm Protective foil backed insulation blanket be installed free of crasses. Provide safety wire mesh to WorkCover requirement.
RF-TS	Translucent roof sheeting equal to Aspheltite Wonderglass GC with 5L TS Smoke Reduced, Cool-Lite (VLT=40%). 3.05kg/m to 10% of total total warehouse roof area. Profile to match selected metal roofing. NOTE: Translucent sheeting layout shown is indicative and subject to site conditions. Contractor must perform final quantity check to ensure minimum required amount (in percentage) of translucent sheeting has been provided where practicable. Any non-compliance is to be brought to PM's or architect's attention for prompt resolution.
RSD-1	Roller Shutter Door (Push Doors) (6.0m W x 5.5m H) attached to steel PFC perimeter door trim. Motorised with manual chain override and wind lock. Finish as specified.
RW	Rainwater tank to engineer's details.
RWT	Rainwater tank to engineer's details.
SPT	Sprinkler Tank to fire engineer's details.
ST-RLC	Galvanised steel roof access ladder (70 deg incline) with ladder cage to AS1657 & Work Cover requirements. Provide landing with balustrades on both sides to top of ladder, extending min. 4m away from falling edge.
ST-WB	Galvanised steel stairs with serrated steel grating treads equivalent to Wedge Pattern 'C', open risers & grating landing to engineer's details. Provide AS1657-compliant guardrails to both sides, and nosing strip with contrasting colours to AS requirement.
SUB	Substation to electrical engineer's details.

Material Legend	
E-AP2	Pre-finished solid aluminum panel 'Red' by HVG Facade.
E-CO1	Colorbond colour 'CB Shale Grey'
E-CO2	Colorbond colour 'CB Basalt Matt'
E-PC2	Powdercoat finish, Dulux Duratec 'ZEUS BASALT MATT'
E-PT1	Paint Colour 'CB Shale Grey'

Precast Panel Wall Notes	
• Precast dado panel height as dimensioned 'Top of Dado Panel' A.F.F.L. unless noted otherwise.	
• Precast dado panel with egress door to have minimum 300mm concrete above door opening or as required minimum by Structural Engineer.	
• Office/Warehouse dividing precast panel height to be top of dado level unless noted otherwise. Refer to architectural wall sections for specific height requirements.	
• Refer to Architectural Schedule of Doors and Windows for any other wall openings.	
• Thickness, span extents, bottom of panels RL and notching as noted on Structural Engineering drawings.	
• Refer to Fire Services/Hydraulic drawings for requirements and location of hydrant panels.	

Weatherproofing Requirements	
ROOF & FACADE INSTALLATION NOTES	
• The Roof & Facade Contractor shall design, engineer, fabricate, supply and install the complete facade work strictly in accordance with the installation manual, the Principal's project requirements and the projects specifications.	
• The Roof & Facade contractor shall install fixings in accordance with their manufacturer's instructions and procedures. Fixings shall be made watertight in a manner not restricting thermal or wind movements of the facade.	
INSTALLATION GUIDELINES AND SPECIFICATIONS	
• Lysaght Roofing And Walling Installation Manual	
• Lysaght Flashing Guide	
• MondoClad Fixed Watertight Cassette Specification	
• MondoClad Fixing Systems Routed	
• MondoClad Fabrication Guideline	
• ACS CAN116 Curtain Wall Technical Manual	
• Bradford Envirosol Installation Guides	
• Gyproc Commercial Installation Guide for Steel Framed Wall and Ceiling Systems	

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ALL LEVELS AREA TO BE ±1000mm

FOR CONSTRUCTION

General Legend		
All drawings must be read in conjunction with Architectural Specifications (Document No. 231212-CC-0000- Architectural D&C Specifications & Schedule of Finishes)		
CB	Steel framed wall with 0.42 BMT Colorbond cladding in Trimdek Profile. Colorbond finish as specified.	
CB/TM	Steel framed wall with 0.42 BMT Colorbond cladding in Trimdek Profile. Colorbond finish as specified. Toe of wall cladding to incorporate ventilated toe mould details at concrete dado wall junction to mechanical engineer's requirements.	
COL	Steel column surface treated and painted to engineer's detail	
DP+PR	Downpipe with 3mm thick galvanised mild steel protection to 1200mm e. #. Paint finish to match background.	
EG	Eaves Gutter minimum 0.68MT with front edge overflow in excess of design capacity. Colorbond finish as specified.	
EGRESS	Egress door.	
ES	Emergency Shower & Eyewash	
FIPS	Black powdercoated 'Palisade' style fencing 2.100m high.	
FL-FT	Fire trail pavement to be bitumen tack coat and gravel to NSW Fire and Rescue Standards and civil/structural engineer's details.	
FLW	Reinforced concrete floor with armour edging construction joints equal to Peko Tera Joint, steel trowel burnished finish and cured to engineer's details.	
PC	Precast concrete wall panel with sealed joints to engineer's details, paint finish as specified	
RF-BC	Colorbond barge cover	
RF-CPO 42(A WM)	0.42 BMT Zincalume/Steel/ Capacity Plus/ Concealed Fixed sheeting on safety wire mesh to WorkCover requirement. Black HDPE UV stabilised bird netting with zipper access to light fitting and services (excluding sprinkler heads) to be installed to underside of eaving.	
RF-SU0 42(WH)	0.42 BMT 'Stramit Speed Deck Ultra Concealed Fixed' profile. Zincalume finish. 50mm reflective foil backed insulation blanket to be installed free of creases. Provide safety wire mesh to WorkCover requirement.	
RF-SU0 48(O F)	0.48 BMT 'Stramit Speed Deck Ultra' Concealed Fixed sheeting. Colour as noted in SOF. Silver foil backed insulation blanket on roof spacer to Section J requirement. Provide safety wire mesh to WorkCover requirement.	
RF-TS	Translucent roof sheeting equal to Amplette Wonderglass GC with SL76 Smoke Reduced, Cool-Lite (VLT>=40%), 3.050gsm to 10% of total total warehouse roof area. Profile to match selected metal roofing. NOTE: Translucent sheeting layout shown is indicative and subject to site conditions. Contractor must perform final quantity check to ensure minimum required amount (in percentage) of translucent sheeting has been provided where practicable. Any non-compliance is to be brought to PM's or architect's attention for prompt resolution.	
RS0-1	Roller Shutter Door (Flush Docks) (6.0m W x 5.5m H) attached to steel PFC perimeter door trim. Motorised with manual chain override and lock. Finish as specified.	
RW	Retaining wall to engineer's details. Finish as specified in SOF	
SPT	Sprinkler Tank to fire engineer's details.	
ST-S(PLT)	Galvanneal steel stairs with slip-resistant chequered steel plate treads, closed risers & landing to AS1657 requirements & structural engineer's details. Provide anti-slip nosing strip with contrasting colours to AS requirements.	

Material Legend

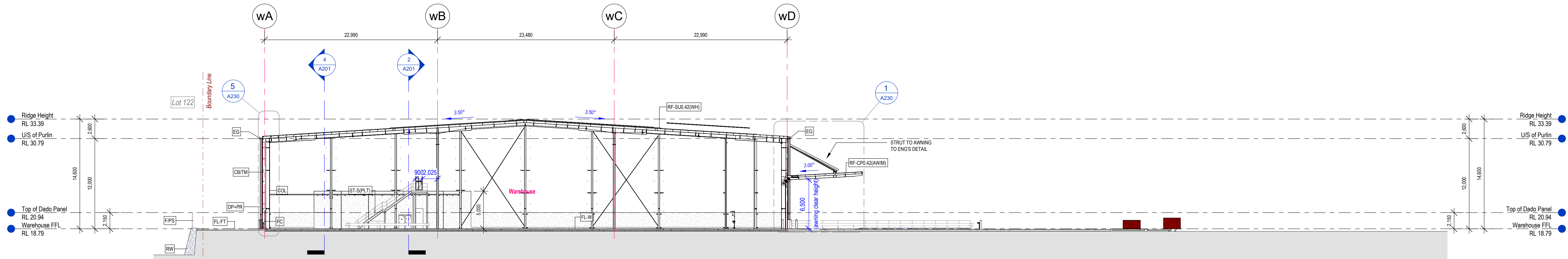
Precast Panel Wall Notes	
• Precast dado panel height as dimensioned 'Top of Dado Panel' A.F.F.L. Unless noted otherwise.	
• Precast dado panel with egress door to have minimum 300mm concrete above door opening or as required minimum by Structural Engineer.	
• Office/Warehouse dividing precast panel height to be top of dado level unless noted otherwise. Refer to architectural wall sections for specific height requirements.	
• Refer to Architectural Schedule of Doors and Windows for any other wall openings.	
• Thickness, span extents, bottom of panels RL and notching as noted on Structural Engineering drawings.	
• Refer to Fire Services/Hydraulic drawings for requirements and location of hydrant panels.	

Weatherproofing Requirements	
ROOF & FACADE INSTALLATION NOTES	
• The Roof & Facade Contractor shall design, engineer, fabricate, supply and install the complete facade work strictly in accordance with the installation manual, the Principal's project requirements and the projects specifications.	
• The Roof & Facade contractor shall install fixings in accordance with their manufacturer's instructions and procedures. Fixings shall be made weathertight in a manner not restricting thermal or wind movements of the facade.	
INSTALLATION GUIDELINES AND SPECIFICATIONS	
• Lysaght Roofing and Walling Installation Manual	
• Lysaght Flashing Guide	
• MondoClad Fixed Wall/Right Cassette Specification	
• MondoClad Fixing Systems Routed	
• MondoClad Fabrication Guideline	
• ACS CMV116 Curtain Wall Technical Manual	
• Bradford Enviroseal Installation Guides	
• Gyprock Commercial Installation Guide for Steel Framed Wall and Ceiling Systems	

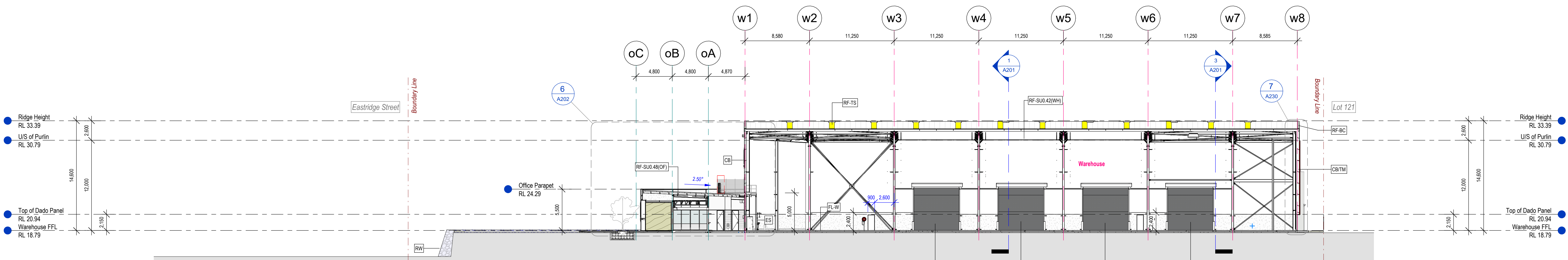
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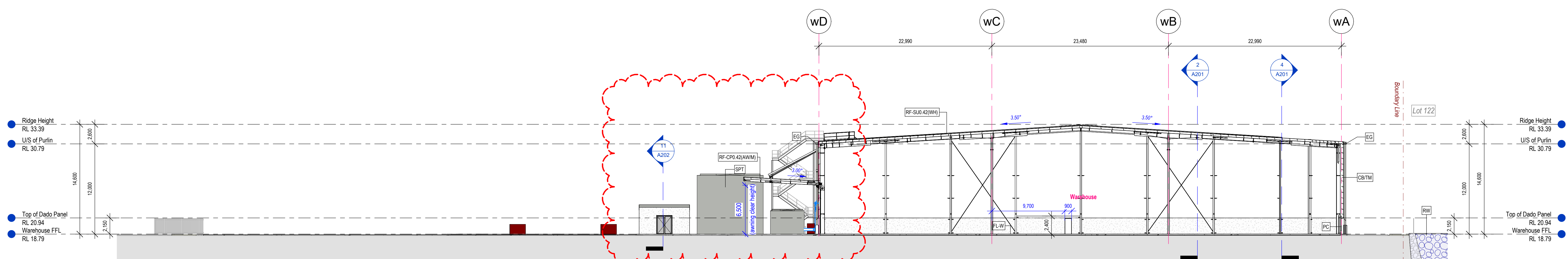
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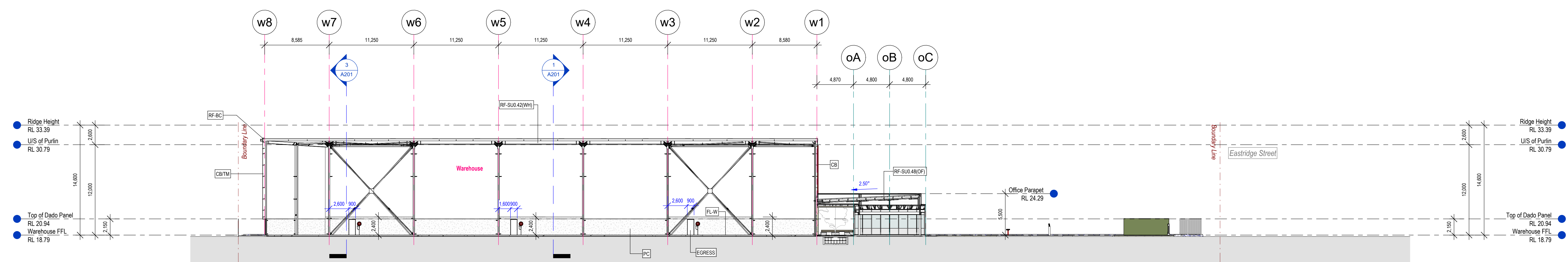
1 Warehouse Cross Section Thru Flush Dock
A201 1:250 @A0



2 Warehouse Longitudinal Section
A201 1:250 @A0



3 Warehouse Cross Section (Looking @ Western wall)
A201 1:250 @A0



4 Warehouse Longitudinal Section (Looking @ Southern wall)
A201 1:250 @A0

23/10/2024 2:52:04 PM - Warehouse Sections Lot 120 Spec Warehouse - Final.dwg Lot 120 Spec Warehouse - Final.dwg



FRASERS PROPERTY GROUP
QUEENSLAND
Greenwich, West Village
Level 6, 87 Boundary St
West End, QLD 4101
Tel 07 3240 1600



PROJECT SPEC WAREHOUSE
ADDRESS LOT 120 VANTAGE YATALA EASTRIDGE STREET
STAPLYTON, QUEENSLAND
PROJECT NUMBER 240404

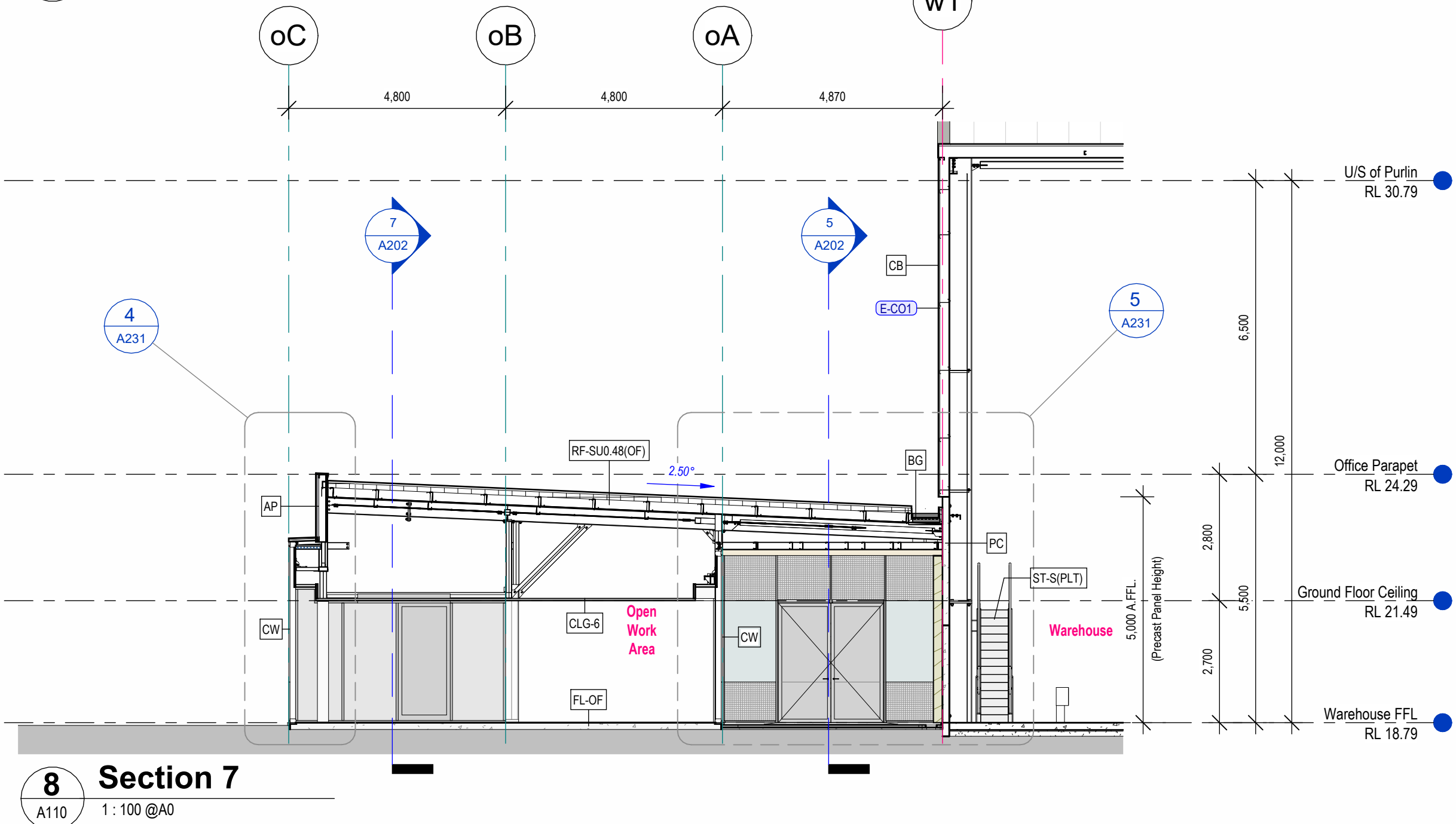
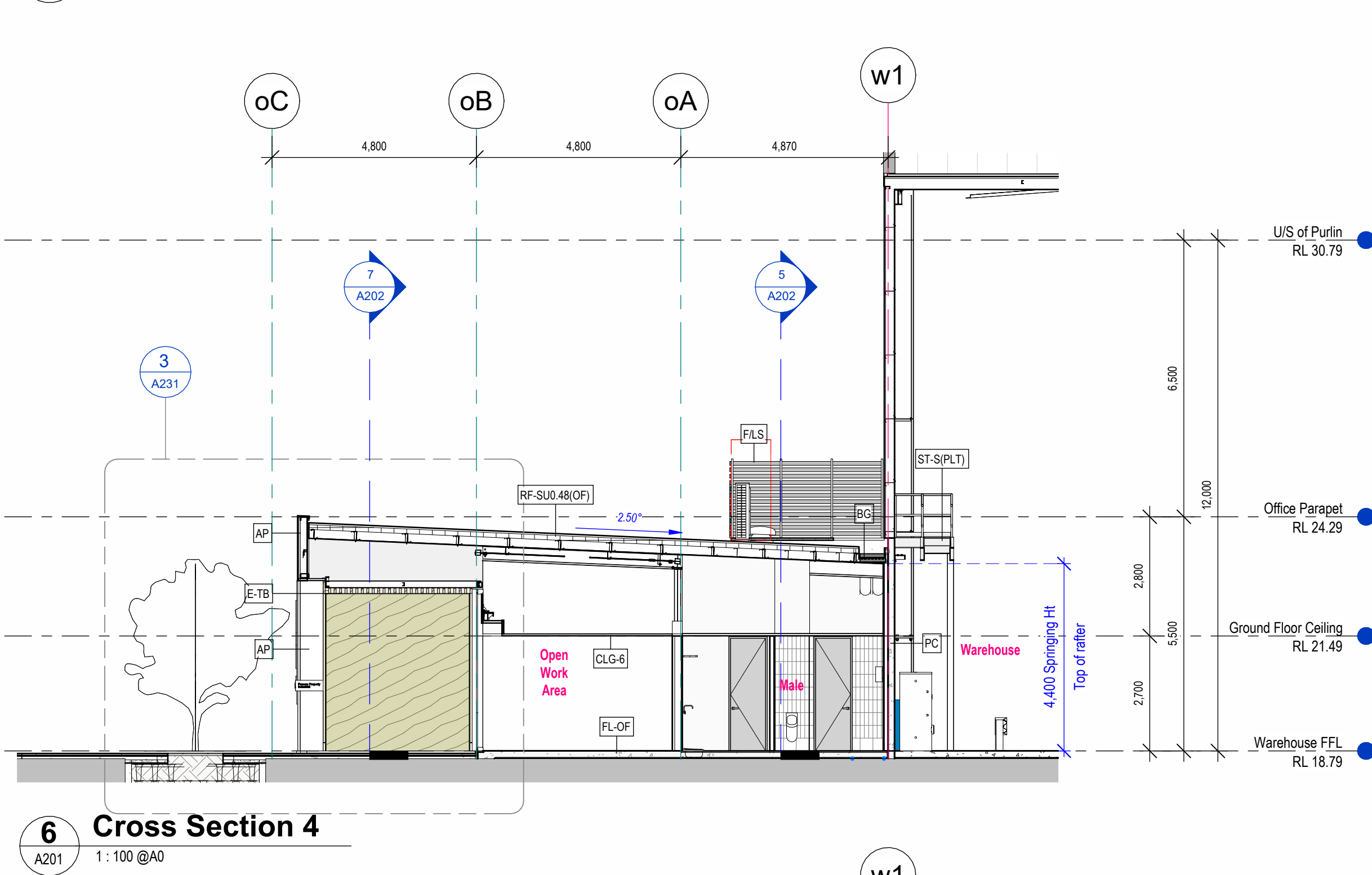
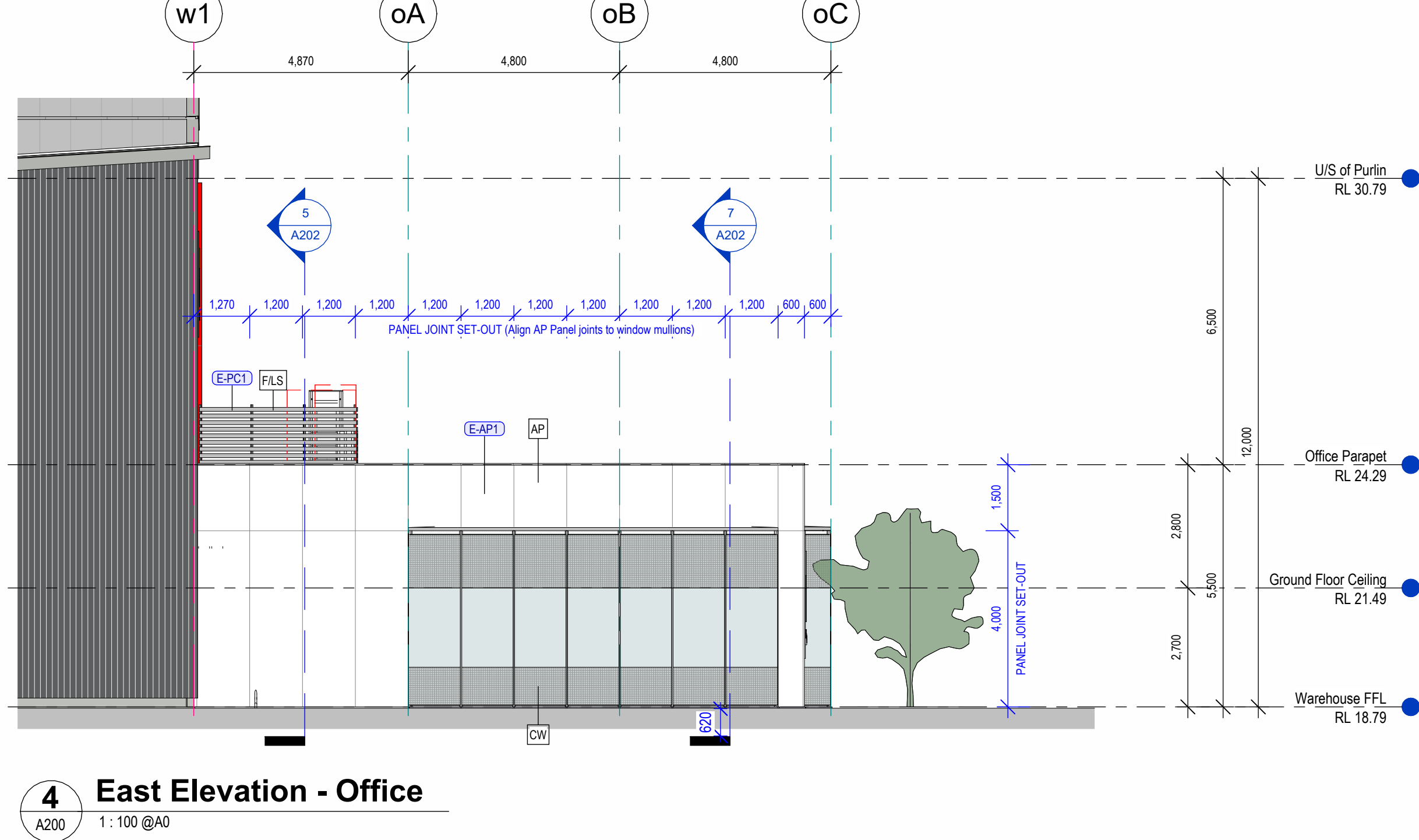
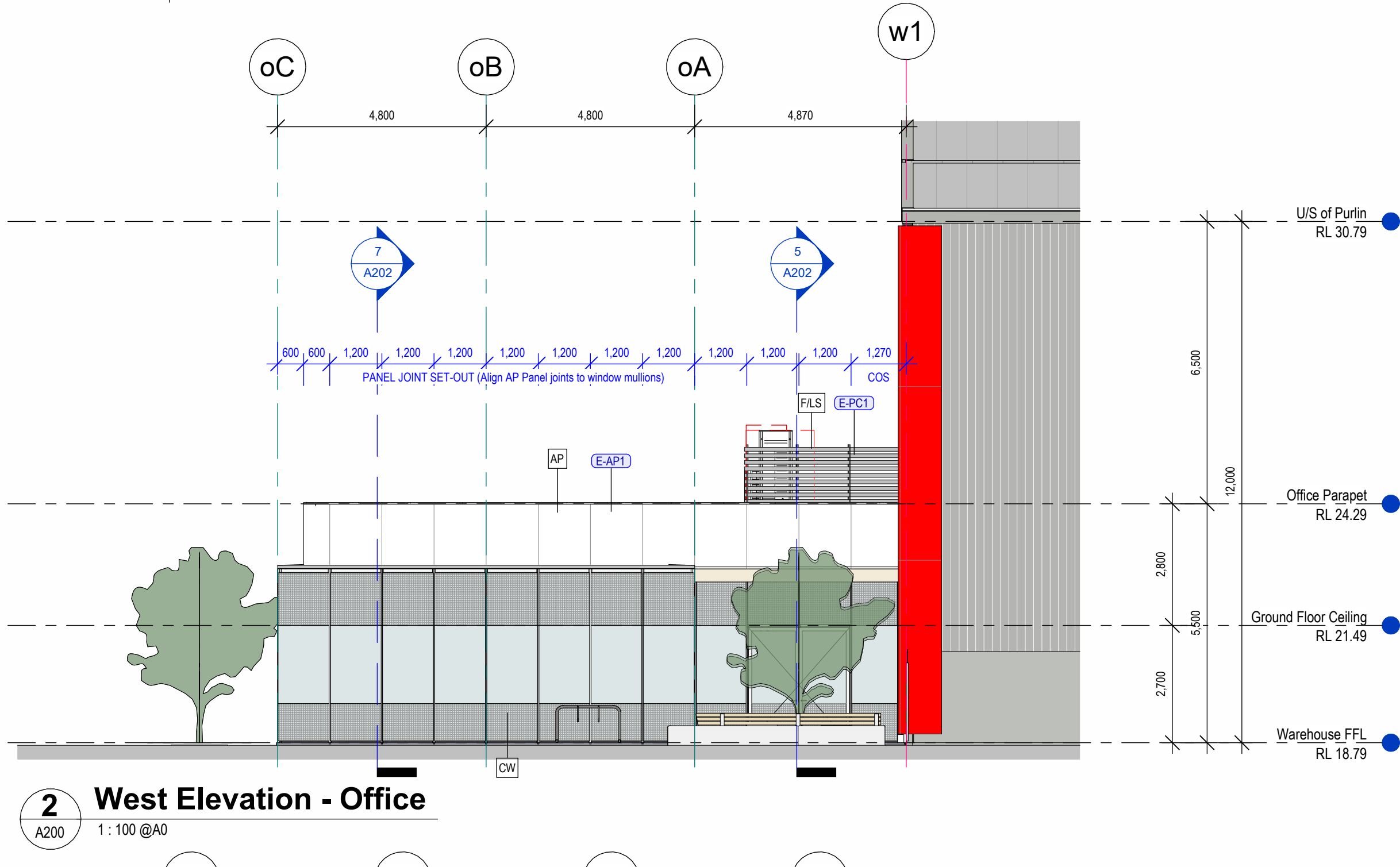
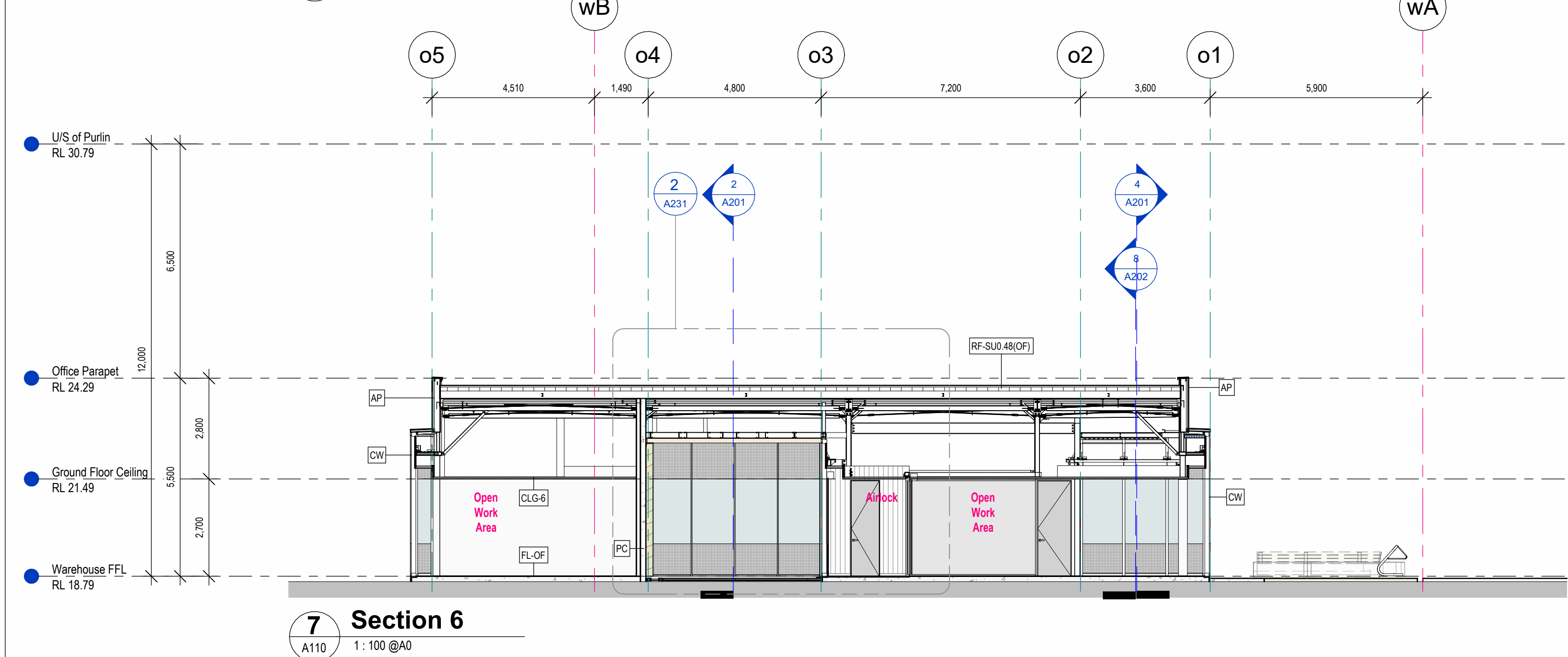
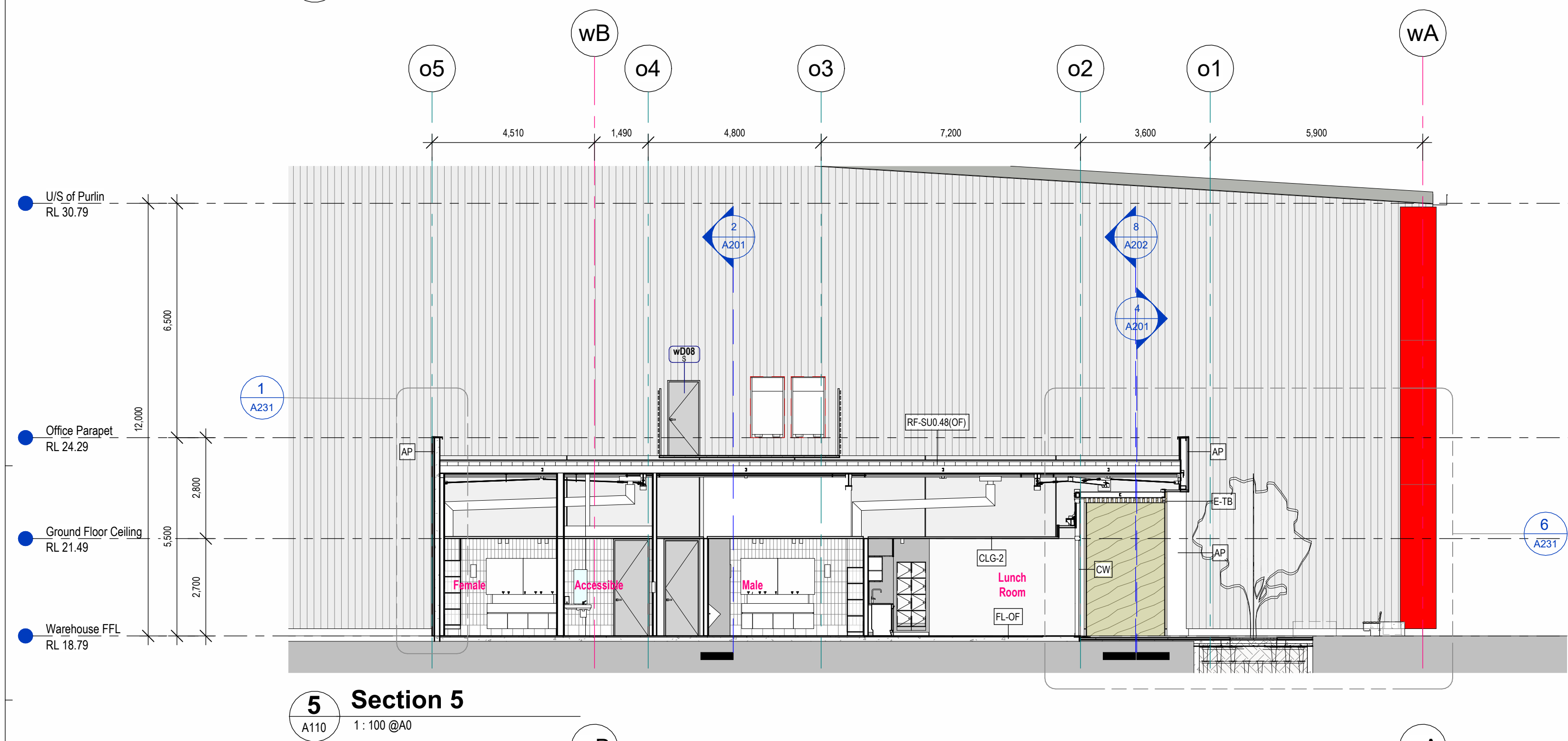
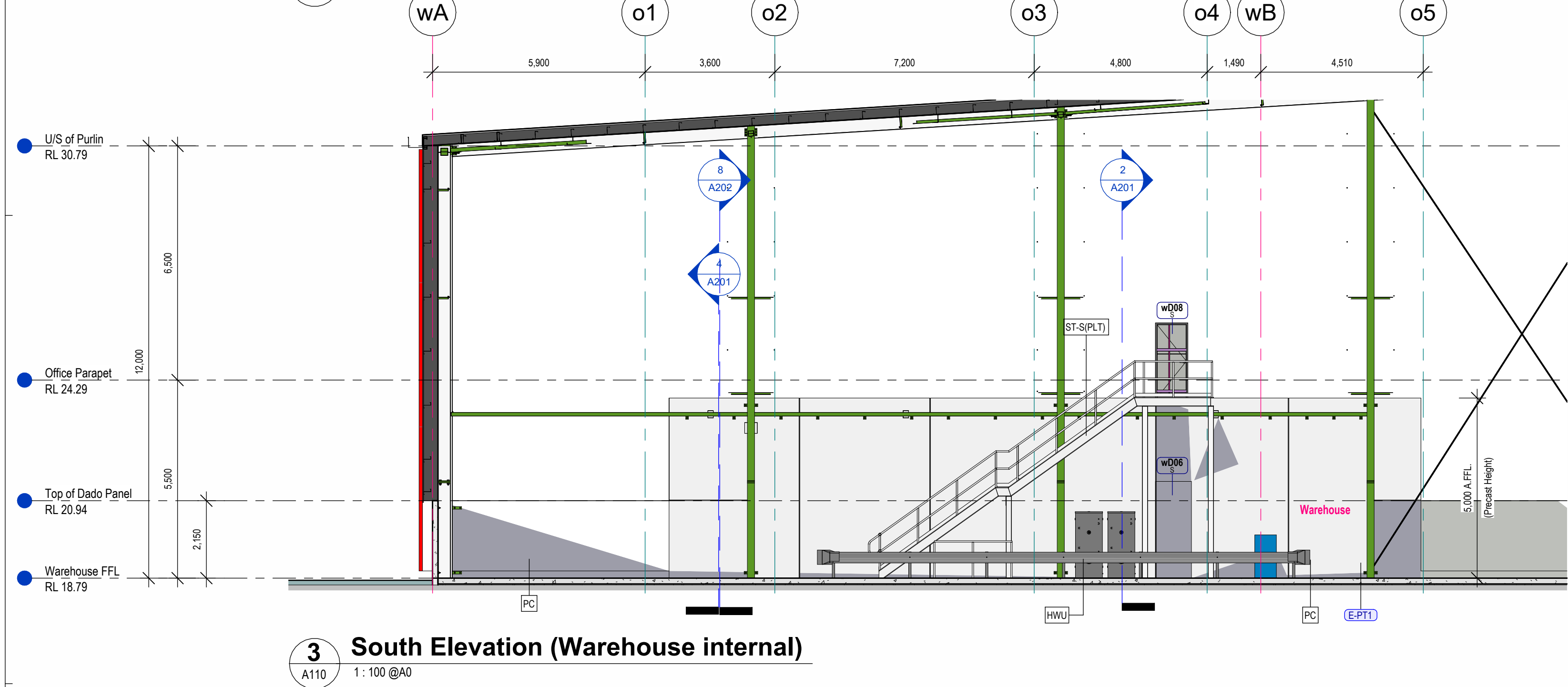
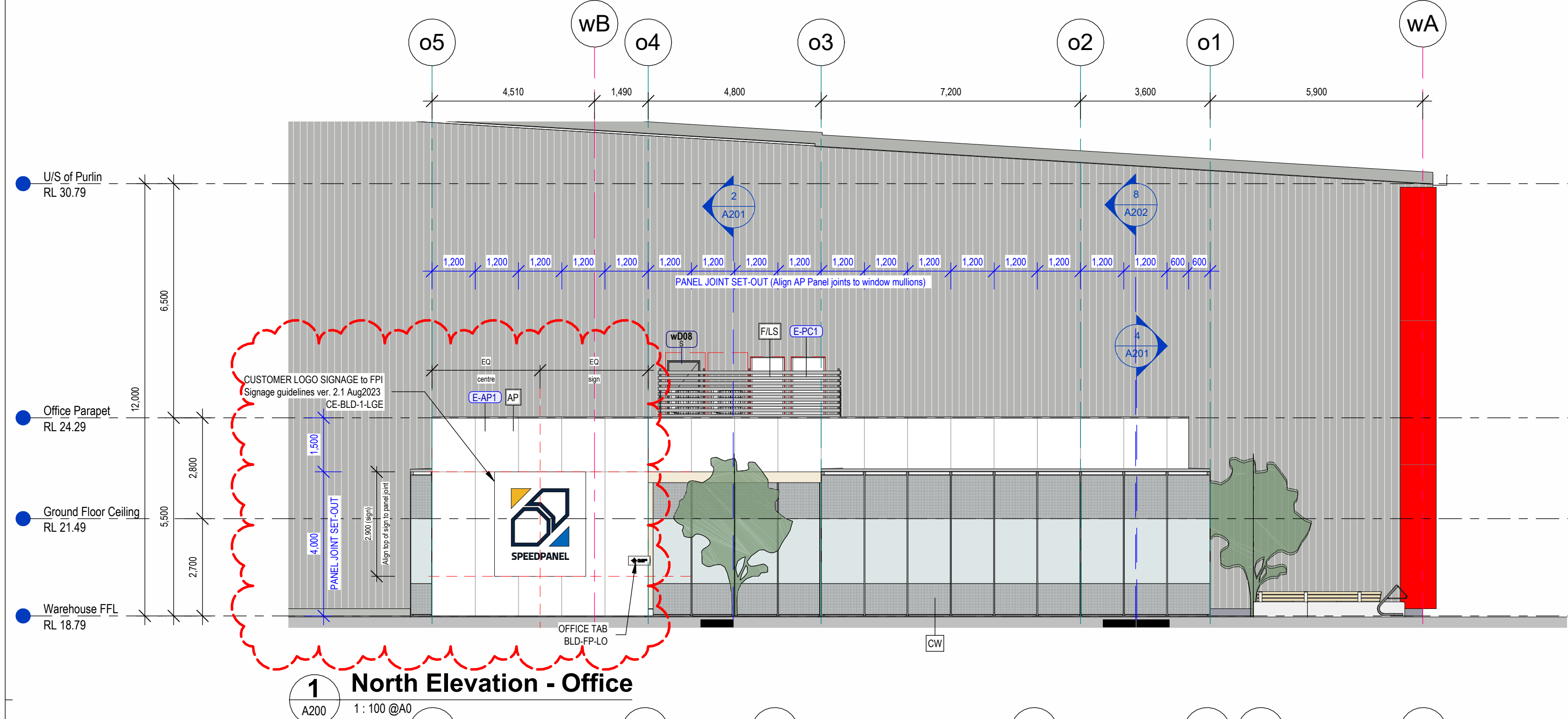
Rev	Description	Date
P1	Building FFL revised, MSB rotated.	10.07.24
P2	PA door added to WH1	20.07.24
P3	Building FFL corrected.	20.09.24
P4	Dock eaving reduced, Refuse, pump room, sprinkler tank, RW, roof access stairs relocated. Truck driveway widened. Kerb set out dims added. wall panel set out.	23.10.24

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General Notes:
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HL Architects Pty Ltd A.C.N. 161 638 320
nominated architect: Koh Hong LAU
(Reg No: NSW #7559, QLD #5003)
e admin@hlarchitects.com.au
t 02 9168 8462
w www.hlarchitects.com.au
a Level 1, 5 George St, North Sydney NSW 2157

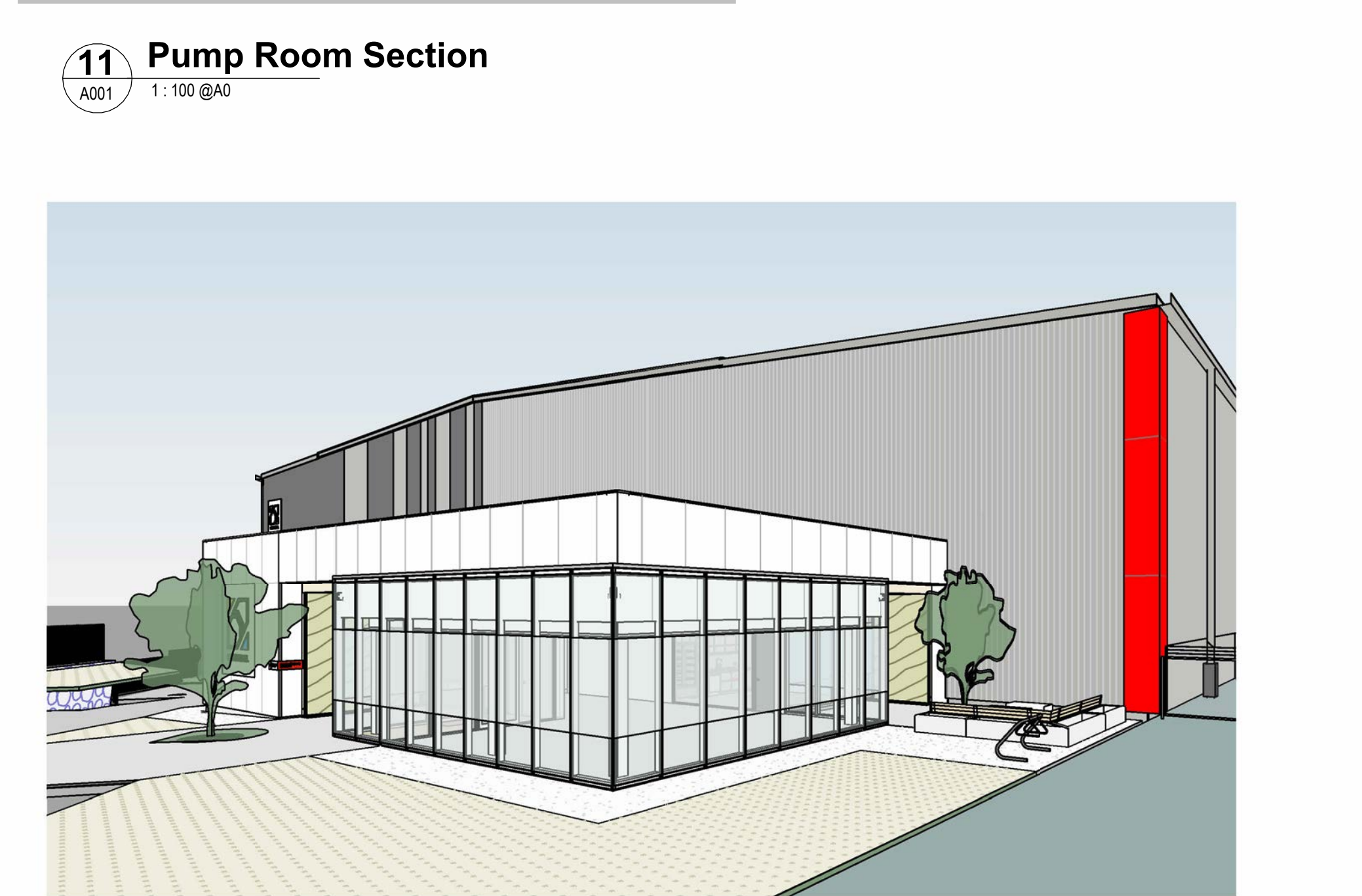
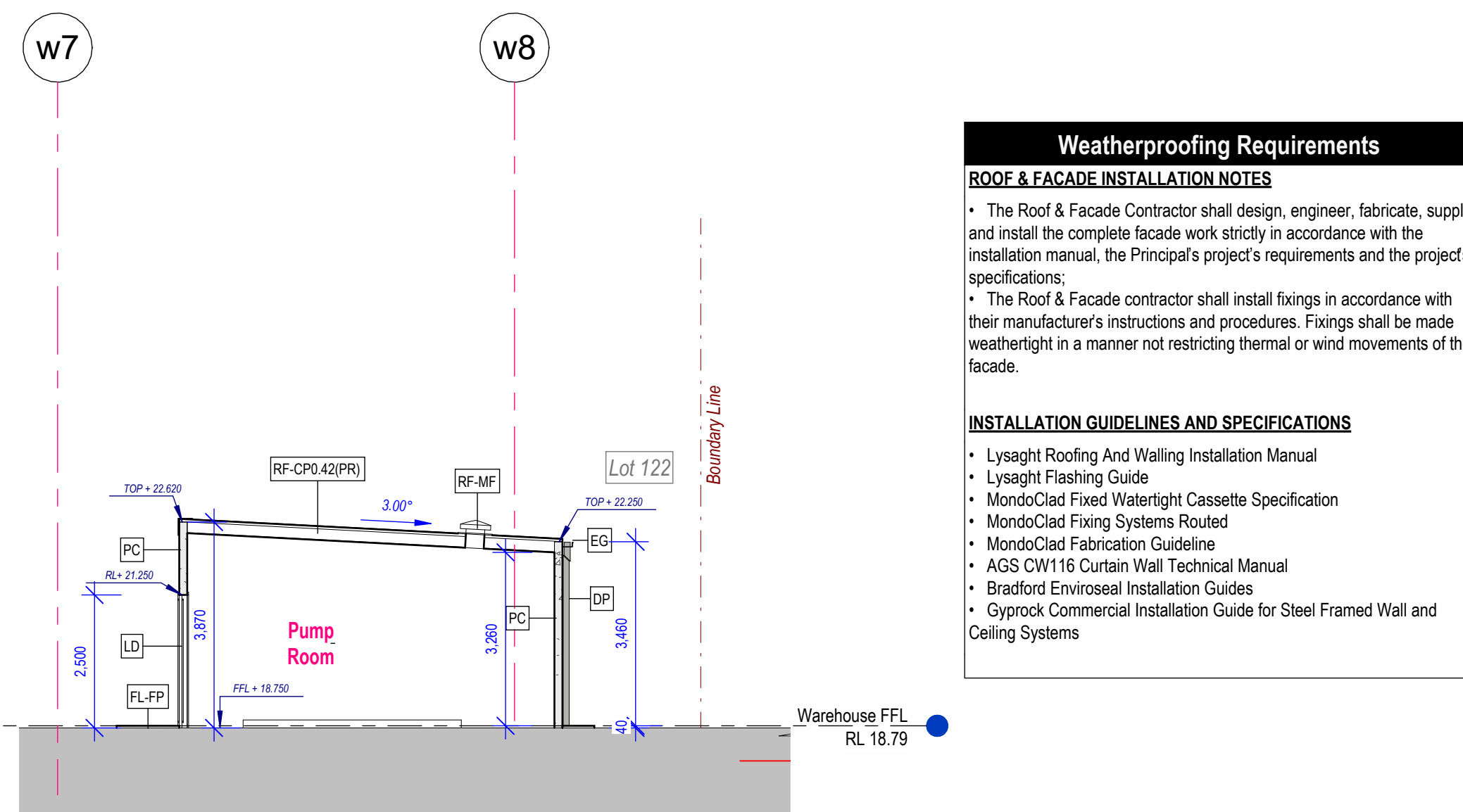


DRAWING TITLE Warehouse Sections
DRAWING NUMBER 240404 - AR-A201 -
DRAWN MZ
CHK HL
ISSUE



Material Legend	
E-AP1	Pre-finished solid aluminum panel Silver Grey Metallic, by HVG Facade.
E-CO1	Colorbond colour 'CB Shale Grey'
E-PC1	Powdercoat finish Dulux Duracore ZEUS SHALE GREY SATIN
E-PT1	Paint Colour 'CB Shale Grey'
E-TB	External 'Accoya' timber wall battens fixed over painted substrate to architectural details.

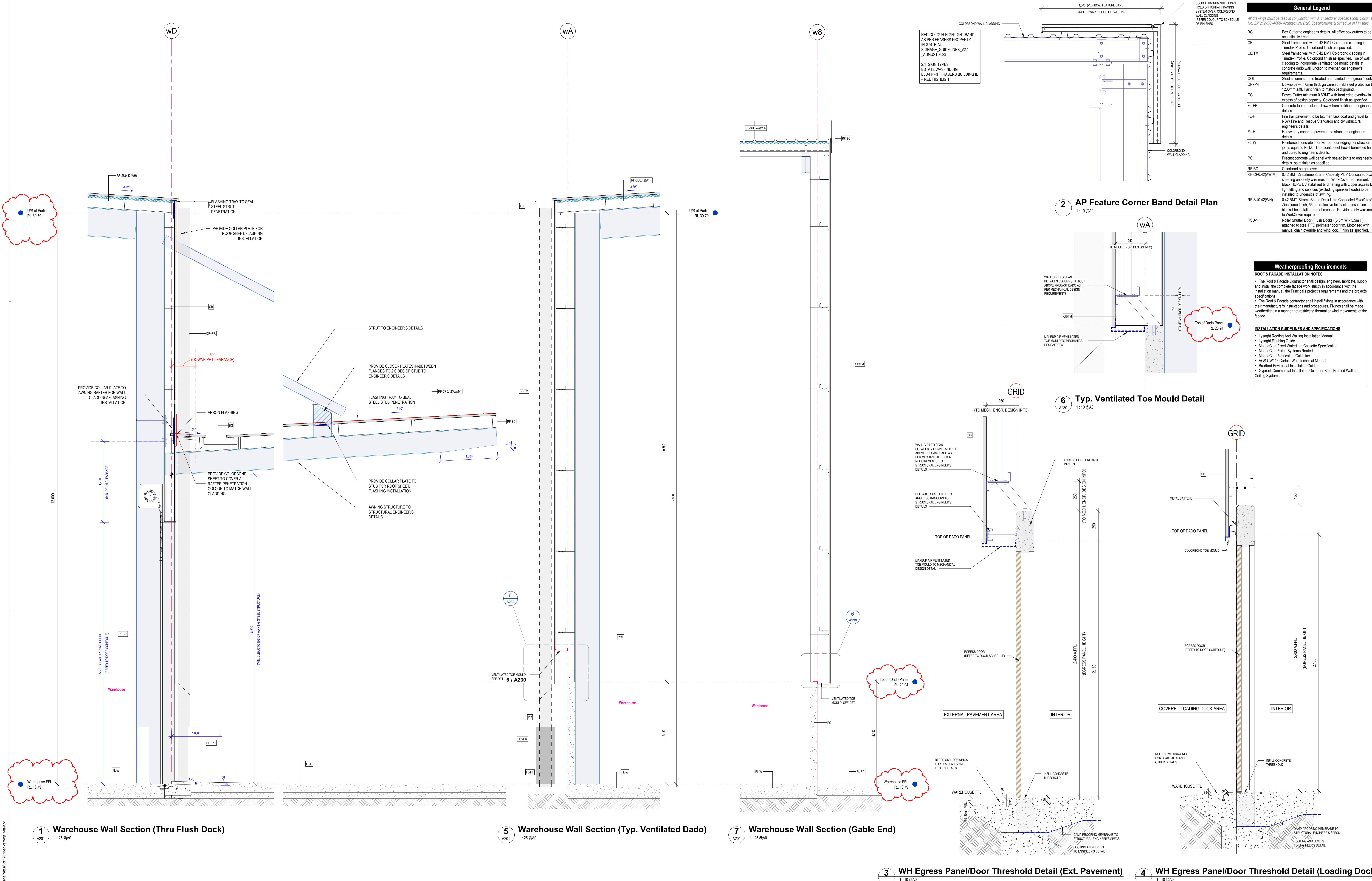
General Legend	
AP	Pre-finished Aluminum panel cladding on top hat over vapour permeable membrane (thickness <1mm Flammability Index <=5 - NCC Clause C1.9) installed to manufacturer's requirement.
BG	Box Gutter to engineer's details. All office box gutters to be acoustically treated.
CB	Steel framed wall with 0.42 BMT Colorbond cladding in Trimdek Profile. Colorbond finish as specified.
CLG-2	Acoustic ceiling panel, Laminate wood finish, perforated. Size 2400x1200. Trims in white.
CLG-6	Acoustic ceiling (ie. Armstrong Ultima 1200x600x19 (10202). Suspension system to Rondo white exposed grid ceiling system 1200x600 with shadow line angle trim.
CW	Aluminum framed curtain wall powdercoat finish as specified.
DP	Dowpote to engineer's details. All office internal dowpotes to be acoustically treated.
EG	Eaves Gutter minimum 0.68MT with front edge overflow in excess of design capacity. Colorbond finish as specified.
FLS	Proprietary 1800mm high fixed metal external louvre screen to be equivalent to Coll 'TUL Universal Louvre'. Louvre blade orientation to block view from below. Powdercoat finish as specified.
FL-FP	Concrete footpath slab fall away from building to engineer's details.
FL-OF	Reinforced concrete floor on water-proof membrane for an office loading to requirement as per engineer's details.
HAWU	Hot Water Panel
LD	Louvre Door sizes as specified in schedule. shown. Min 55% free area. Louvre assembly to be weatherproof and vermin proof.
PC	Precast concrete wall panel with sealed joints to engineer's details. paint finish as specified
RF-CP0.42(PR)	0.42 BMT 'Stramit Capacity Plus' profile, colour as noted in SCF, on safety wire mesh to WorkCover requirement.
RF-MF	Mechanical roof fans to engineer's details.
RF-SU0.48(OP)	0.48 BMT 'Stramit Speed Deck Ultra' Concealed Fixed sheeting. Colour as noted in SCF. Silver for backed insulation blanket on roof space to Section J requirement. Provide safety wire mesh to WorkCover requirement.
ST-SPLT	Galvanised steel slats with slip-resistant chequered steel plate heads, closed inners & landing to AS1687 requirements & structural engineer's details. Provide anti-slip nosing strip with contrasting colours to AS requirements.



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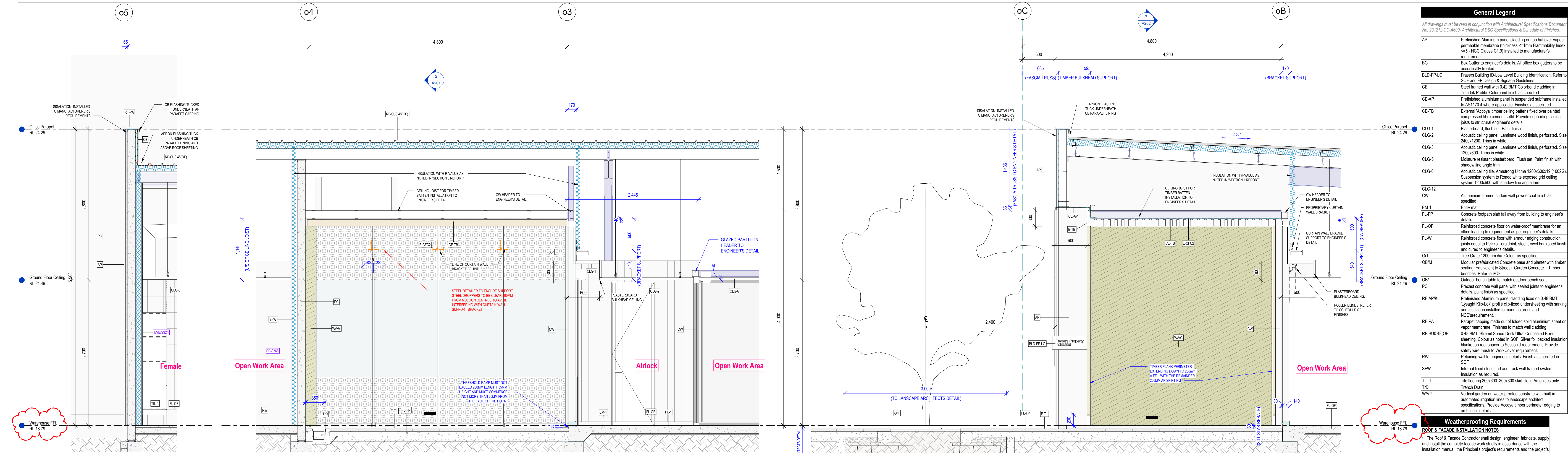
ALL LEVELS AREA TO BE ±1000mm

FOR CONSTRUCTION



General Legend	
BG	Box Gutter to engineer's details. All office box gutters to be acoustically treated.
CB	Steel framed wall with 0.42 BMT Colorbond cladding in Trimdek Profile. Colorbond finish as specified.
CBTM	Steel framed wall with 0.42 BMT Colorbond cladding in Trimdek Profile. Colorbond finish as specified. Toe of wall cladding to incorporate ventilated toe mould details at concrete dado wall junction to mechanical engineer's requirements.
COL	Steel column surface treated and painted to engineer's detail.
DP-PR	Downpipe with 6mm thick galvanised mild steel protection to 1200mm a.f.f. Paint finish to match background.
EG	Eaves Gutter minimum 0.68MT with front edge overflow in excess of design capacity. Colorbond finish as specified.
FL-FP	Concrete footpath slab fall away from building to engineer's details.
FL-FT	Fire trail pavement to be bitumen tack coat and gravel to NSW Fire and Rescue Standards and civil/structural engineer's details.
FL-H	Heavy duty concrete pavement to structural engineer's details.
FL-W	Reinforced concrete floor with armour edging construction joints equal to Panko Tera Joint, steel towel burnished finish and cured to engineer's details.
PC	Precast concrete wall panel with sealed joints to engineer's details. paint finish as specified.
RF-BC	Colorbond barge cover.
RF-CPD 42(AWM)	0.42 BMT Zincalume/Sramit Capacity Plus Concealed Fixed sheeting on safety wire mesh to WorkCover requirement. Black HDPE UV stabilised bird netting with copper access to light fitting and services (excluding sprinkler heads) to be installed to underside of eaving.
RF-SU 42(VH)	0.42 BMT 'Stramit Speed Deck Ultra Concealed Fixed' profile. Zincalume finish, 55mm reflective foil backed insulation blanket be installed free of creases. Provide safety wire mesh to WorkCover requirement.
RSD-1	Roller Shutter Door (Flush Docks) (6.0m W x 5.5m H) attached to steel PFC perimeter door trim. Motorised with manual chain override and wind lock. Finish as specified.

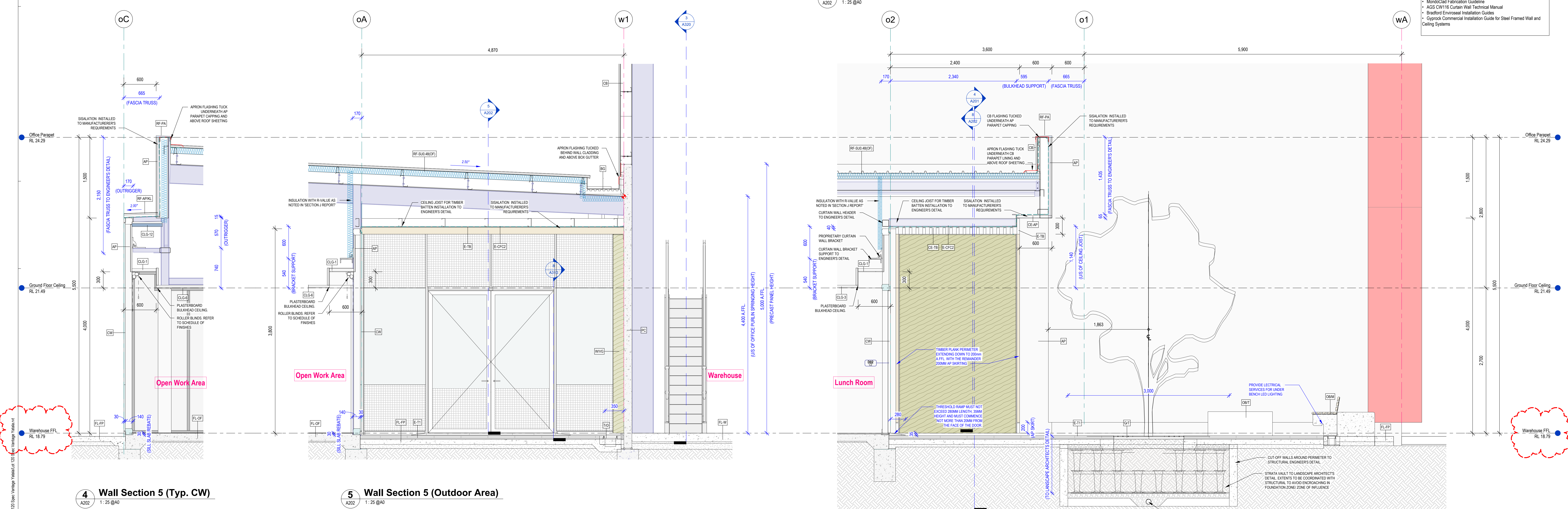
Weatherproofing Requirements	
ROOF & FACADE INSTALLATION NOTES	
• The Roof & Facade Contractor shall design, engineer, fabricate, supply and install the complete facade work strictly in accordance with the installation manual, the Principal's project's requirements and the project's specifications.	
• The Roof & Facade contractor shall install fixings in accordance with their manufacturer's instructions and procedures. Fixings shall be made watertight in a manner not restricting thermal or wind movements of the facade.	
INSTALLATION GUIDELINES AND SPECIFICATIONS	
• Lysaght Roofing And Walling Installation Manual	
• Lysaght Flashing Guide	
• MondoClad Fixed Watertight Cassette Specification	
• MondoClad Framing Systems Manual	
• MondoClad Fabrication Guideline	
• AGS CW116 Curtain Wall Technical Manual	
• Bradford Environmental Installation Guide	
• Gyprock Commercial Installation Guide for Steel Framed Wall and Ceiling Systems	



1 Wall Section 1 (AP Clad PC Panel)
A202 1:25 @A0

2 Wall Section 2 (Office Entry)
A202 1:25 @A0

3 Wall Section 3 (Office Entry Feature Wall)
A202 1:25 @A0



4 Wall Section 4 (Typ. CW)
A202 1:25 @A0

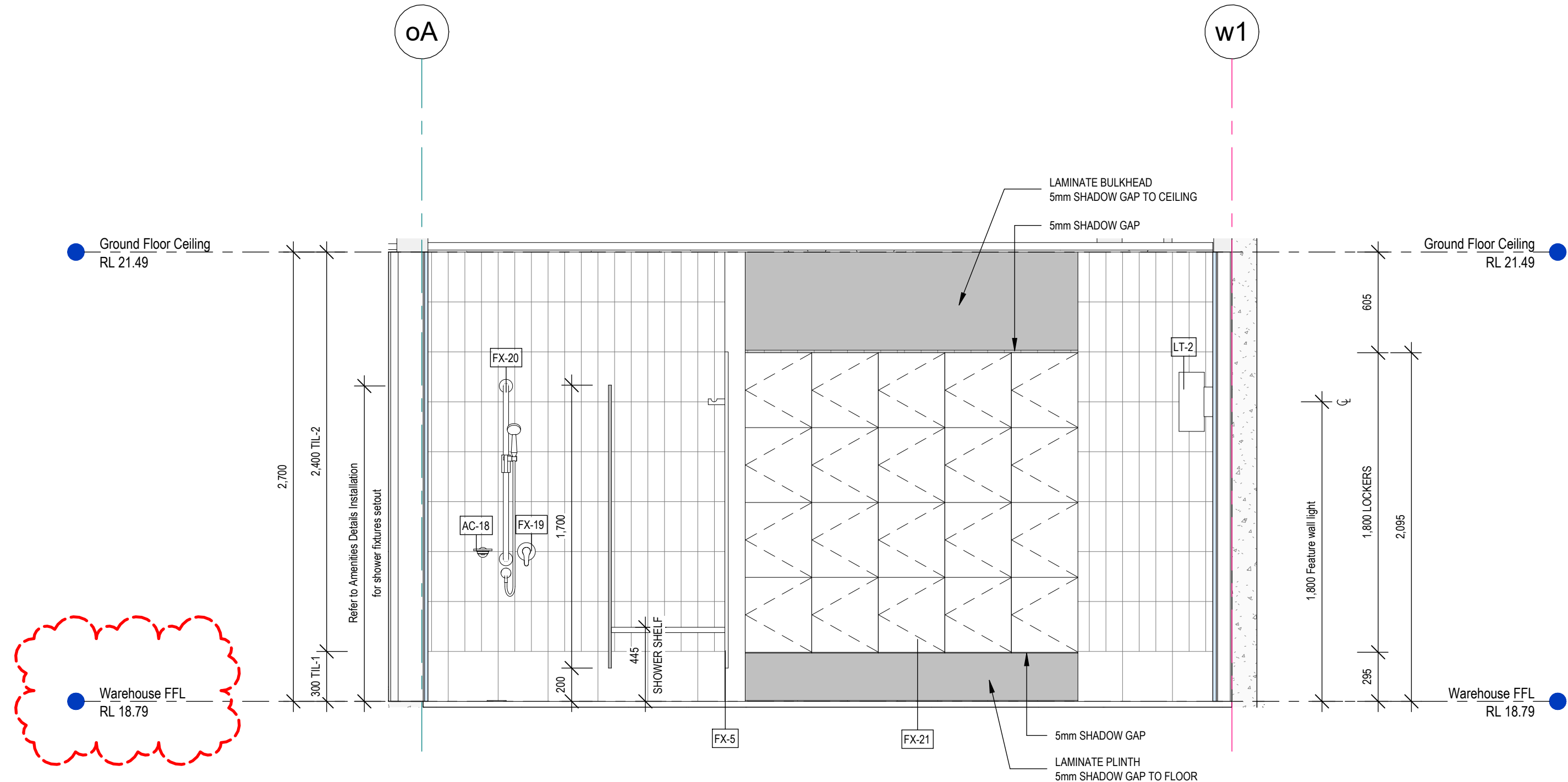
5 Wall Section 5 (Outdoor Area)
A202 1:25 @A0

6 Wall Section 6 (Outdoor Area Feature Wall)
A202 1:25 @A0

General Legend	
AP	Pre-finished Aluminum panel cladding on top hat over vapour permeable membrane (thickness <1mm Flammability Index <=5 - MCC Clause C1.9) installed to manufacturer's requirements.
BG	Box Gutter to engineer's details. All office box gutters to be acoustically treated.
BLD-FP-LO	Fraser's Building (BLD) Low Level Building Identification. Refer to SOF and FP Design & Signage Guidelines.
CB	Steel framed wall with 0.42 BMT Colorbond cladding in Trimtek Profile. Colorbond finish as specified.
CE-AP	Pre-finished aluminum panel in suspended subframe installed to AS1170.4 where applicable. Finishes as specified.
CE-TB	External 'Acceyol' timber ceiling battens fixed over painted compressed fibre cement soffit. Provide supporting ceiling joists to structural engineer's details.
CLG-1	Plasterboard, flush set. Paint finish.
CLG-2	Acoustic ceiling panel. Laminate wood finish, perforated. Size 2400x1200. Trims in white.
CLG-3	Acoustic ceiling panel. Laminate wood finish, perforated. Size 1200x600. Trims in white.
CLG-5	Moisture resistant plasterboard. Flush set. Paint finish with shadow line angle trim.
CLG-6	Acoustic ceiling tile. Armstrong Ultra 1200x600x15 (100ZG). Suspension system to Rando white exposed grid ceiling system 1200x600 with shadow line angle trim.
CLG-12	Aluminum framed curtain wall powdercoat finish as specified.
CW	Entry mat.
EW-1	Concrete slab stay away from building to engineer's details.
FL-FP	Reinforced concrete floor on water-proof membrane for an office loading to requirement as per engineer's details.
FL-W	Reinforced concrete floor with armor edging construction joints equal to Parkite Test Joint, steel towel burnished finish and cured to engineer's details.
GT	Tree Cable 1200mm dia. Colour as specified.
OBM	Modular prefabricated Concrete base and planter with timber seating. Equivalent to Street + Garden Concrete + Timber benches. Refer to SOF.
OB/T	Outdoor bench table to match outdoor bench seat.
PC	Precast concrete wall panel with sealed joints to engineer's details. Paint finish as specified.
RF-APKL	Pre-finished Aluminum panel cladding fixed on 0.48 BMT 'Lysaght K50 Lark' profile clip-lined underpurling with sarking and insulation installed to manufacturer's and NCC requirement.
RF-PA	Parapet cladding made out of folded solid aluminum sheet on vapor membrane. Finishes to match wall cladding.
RF-SUB-48(O/F)	0.48 BMT 'Stramit Speed Deck Ultra' Concealed Fixed sheeting. Colour as noted in SOF. Silver foil backed insulation blanket on roof spacer to Section J requirement. Provide safety wire mesh to WorkCover requirement.
RW	Retaining wall to engineer's details. Finish as specified in SOF.
SFW	Internal lined steel stud and track wall framed system. Insulation as required.
TL-1	Tile flooring 300x600. 300x300 skirt tile in Amenities only.
T/D	Trench Drain.
WVG	Vertical garden on water-proofed substrate with built-in automated irrigation lines to landscape architect specifications. Provide Acceyol timber perimeter edging to architect's details.

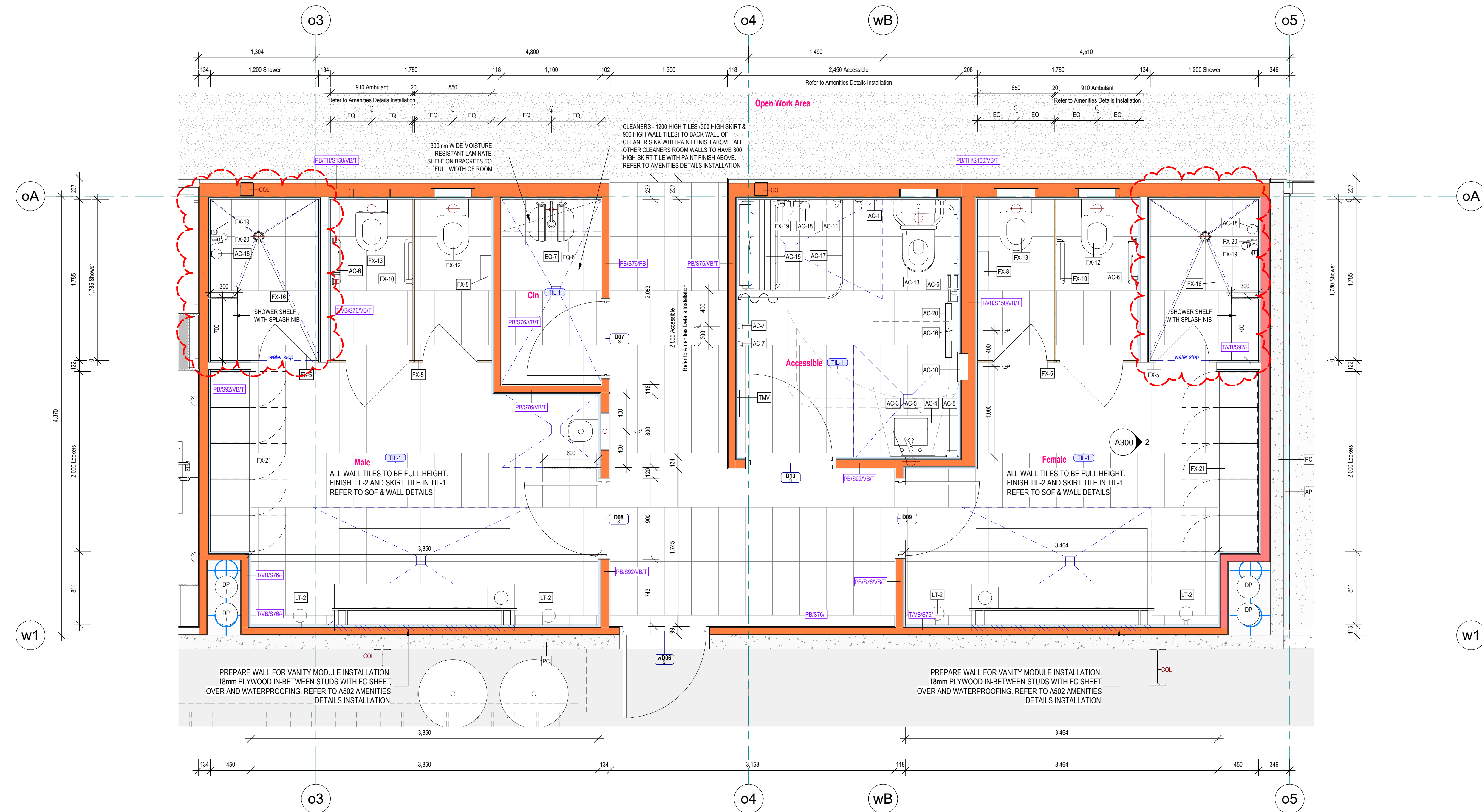
Weatherproofing Requirements	
ROOF & FACADE INSTALLATION NOTES	
• The Roof & Facade Contractor shall design, engineer, fabricate, supply and install the complete facade work strictly in accordance with the installation manual, the Principal's project's requirements and the project's specifications.	
• The Roof & Facade contractor shall install fixings in accordance with their manufacturer's instructions and procedures. Fixings shall be made watertight in a manner not restricting thermal or wind movements of the facade.	

INSTALLATION GUIDELINES AND SPECIFICATIONS	
• Lysaght Roofing And Walling Installation Manual	
• Lysaght Flashing Guide	
• MondoClad Fixed Watertight Cassette Specification	
• MondoClad Fixing Systems Routed	
• MondoClad Fabrication Guideline	
• ACS CW116 Curtain Wall Technical Manual	
• Bradford Enviroseal Installation Guides	
• Gyprock Commercial Installation Guide for Steel Framed Wall and Ceiling Systems	



2 Typical Locker and wall tile setout

A300 1:25 @A0



1 Main Office Amenities

A120 1:25 @A0

General Legend	
All drawings must be read in conjunction with Architectural Specifications Document No. 231212-CC-A000- Architectural DAC Specifications & Schedule of Finishes.	
AC-1	Accessible WC continuous grab rail. To Comply with AS1428.1 2009.
AC-3	Accessible mirror. To Comply with AS1428.1 2009.
AC-4	Wall mounted basin with shroud. 1 tapnode. To Comply with AS1428.1 2009.
AC-5	Accessible basin mixer. To Comply with AS1428.1 2009.
AC-6	Accessible toilet roll holder. To Comply with AS1428.1 2009.
AC-7	Rubber hook
AC-8	Soap dispenser
AC-10	Paper towel/waste unit, recessed
AC-11	Shower rail and head. To comply with AS1428.1 2009.
AC-13	Accessible toilet and seat. To Comply with AS1428.1 2009.
AC-15	Accessible shower seat
AC-16	Accessible hand dryer.
AC-17	Accessible shower track and curtain
AC-18	Accessible soap holder
AC-20	Floor Waste linear
AP	Prefinished Aluminum panel cladding on top hat over vapour permeable membrane (thickness <=1mm Flammability Index <=0 - NCC Clause C1.9) installed to manufacturer's requirements.
COL	Steel column surface treated and painted to engineer's detail
DP	Downpipe to engineer's details. All office internal downpipes to be acoustically treated.
EQ-6	Cleaners sink
EQ-7	Cleaners sink wall set
FX-5	Toilet and shower partition
FX-6	Toilet roll holder
FX-10	Ambulant Grab rail. L shape (left and right)
FX-12	WC Ambulant
FX-13	WC Standard
FX-16	Floor waste general
FX-19	Shower mixer (general shower)
FX-20	Shower arm and rose (general shower)
FX-21	Lockers - Refer to SOF
LT-2	Feature light fitting wall mounted
PC	Precast concrete wall panel with sealed joints to engineer's details. paint finish as specified
TIL-1	Tile flooring 300x600. 300x300 skirt tile in Amenities only
TMV	TMV box access panel to eng's detail with preferred location noted. Provide access panel with tile inset to match adjacent wall finish.

INSULATION LEGEND

WALL INSULATION

- R1.9 min. (concrete or steel framed wall) insulation built with vapour permeable membrane. (external walls)
- R1.6 insulation batt (thermal) (concrete internal wall)
- Rw40 min. acoustic rated (subject to acoustic report requirements)
- Rw45 min. acoustic rated (subject to acoustic report requirements)

WALL HEIGHT

*Unless shown dashed, all internal walls to be full height to underside of structure and insulated to the top of wall

CEILING FIXTURES

*All ceiling-mounted services (lighting, sprinkler, air grille etc) to be finished in colour 'WHITE'

ROOF & CEILING INSULATIONS

ALL OFFICES R3.30 Bradford Anicon Insulation blanket with MD facing insulation foil on 110mm min. roof spacer or equivalent approved system.

Acoustic baffle above partition to underside of structure above. Refer partition details.

GENERAL NOTES

- Drawing to be read in conjunction with "NCC 2022 Section J DTS Report Issue A (File Ref #2401019) dated 21/08/2024 prepared by Efficient Living. All discrepancies to be reported prior to installation.
- Please refer Section J Assessment Report for alternative insulation value (if applicable). Apply the higher performing R-value where there are differences between the report and this table
- Apply thermal tape for wall cladding on light weight frame.
- Installation of thermal insulation to comply with Section J Report, relevant sections of NCC and Australian Standards.
- Insulation material used must comply to AS/NZS 4859.1:2002 and installed in accordance with BCA2016 Clause J1.2
- Thermal insulation to be zero moisture depleting potential (MDP) in manufacture and composition.

WALL TYPE LEGEND

CFC/S92/PB

EXTERNAL CLADDING TYPE DENOTES COMPRESSED FIBRE CEMENT SHEETS ON TOP HAT CLADDING REFERS TO FRAMING SYSTEM SEE DENOTES 13MM PLASTERBOARD 90MM STEEL STUD

- STUD SIZE INDICATED IS FOR NON-LOAD BEARING WALLS ONLY. REFER RONDO HANDBOOK FOR APPROPRIATE BMT (GAUGE VALUE) TO SUIT THE LOCATION & HEIGHT
- FIRST CODE REFERS TO CLADDING AT EXTERNAL SIDE AND LAST CODE REFERS TO CLADDING AT INTERNAL SIDE
- FOR INTERNAL WALLS THE CODES SHALL BE APPLIED IN ACCORDANCE TO ROOM FUNCTION
- WALL TAGS TO BE READ IN CONJUNCTION WITH WALL THICKNESS DIMENSIONS ON DRAWINGS
- ALL WALL TYPES TO BE INSTALLED STRICTLY IN ACCORDANCE TO MANUFACTURER'S SPECIFICATIONS AND TO ACHIEVE ITS INTENDED PURPOSE
- REPORT ALL DISCREPANCIES AND AMBIGUITIES TO PROJECT MANAGER OR ARCHITECT
- PROVIDE REQUIRED WALL STRENGTHENING TO ACCOMMODATE WALL MOUNTED CABINETS, FITTINGS AND FIXTURES eg. TVs

EXTERNAL CLADDING
AP - Prefinished solid aluminum cladding on sub-frame
BW - Concrete blockwork wall to engineer's detail
CB - Prefinished metal cladding Colorbond finish
MO - Prefinished metal cladding Colorbond finish MINI-ORB on 30mm furring channel on 90mm FC
PC150 - 150mm precast concrete panel painted externally with metal wall cladding above
PC150D - 150mm precast concrete dade panel painted externally with metal wall cladding above
TB - Feature timber cladding as specified

INTERNAL CLADDING
AX - Feature wall cladding as specified. JH Axon Cladding 133
BX - 9mm Fibre cement sheeting
FC - 9mm Fibre cement sheeting
FY - CSR Gyprock Fyrocak or Tile on Fyrocak MR (wet area)
P - 13mm plasterboard paint finish
PF - CSR Gyprock Fyrocak or Tile on Fyrocak MR (wet area)
PS - wall system to achieve the required fire-rating paint finish
PW - 1x13mm Soundcheck plasterboard paint finish
VB - 9mm villaboard and full-height tile finish
VBT - 9mm villaboard and full-height tile finish

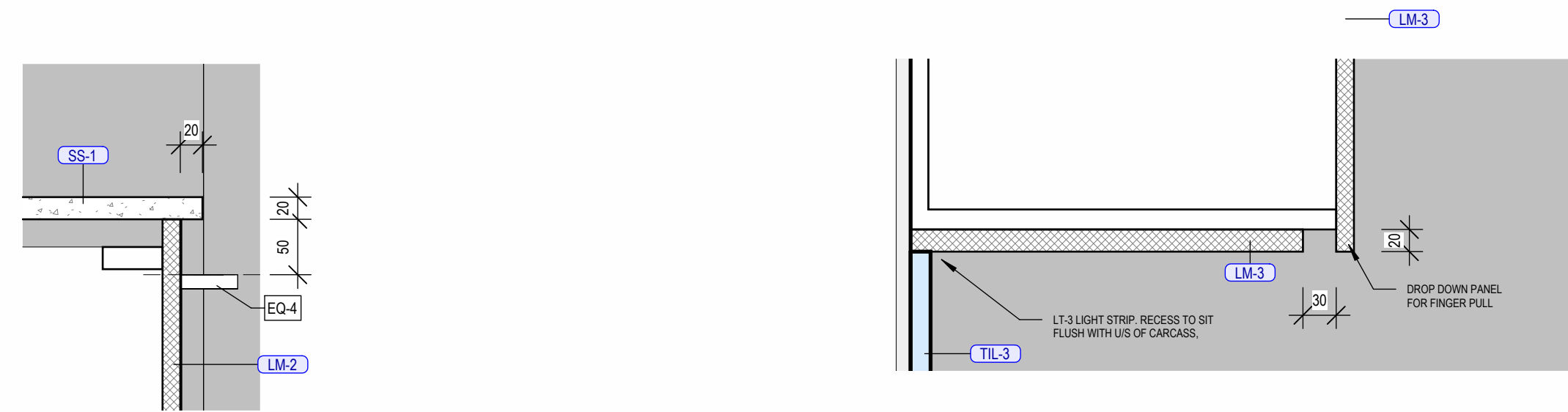
FRAMING
AG - air gap 10mm typical. Refer overall wall thickness to adjust air gap sizes to suit.
FC - Fibre cement sheet
FG - Grade A safety glass 12.38mm laminated glass, single glazed, Rw35 rated, silicone jointed with visual detail to client's requirement (Refer Schedule of Finishes) and Australian Standards AS1288 & Glazing frame to be Criterion Industries Platinum Range 105 (114x35mm) partitioning or equivalent approved to suit stud size
GT - structural wall grills to engineer's details
SS - steel stud framing (number indicates section size)
SS - structural steel sections to engineer's details

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ALL LEVELS AREA TO BE ±1000mm

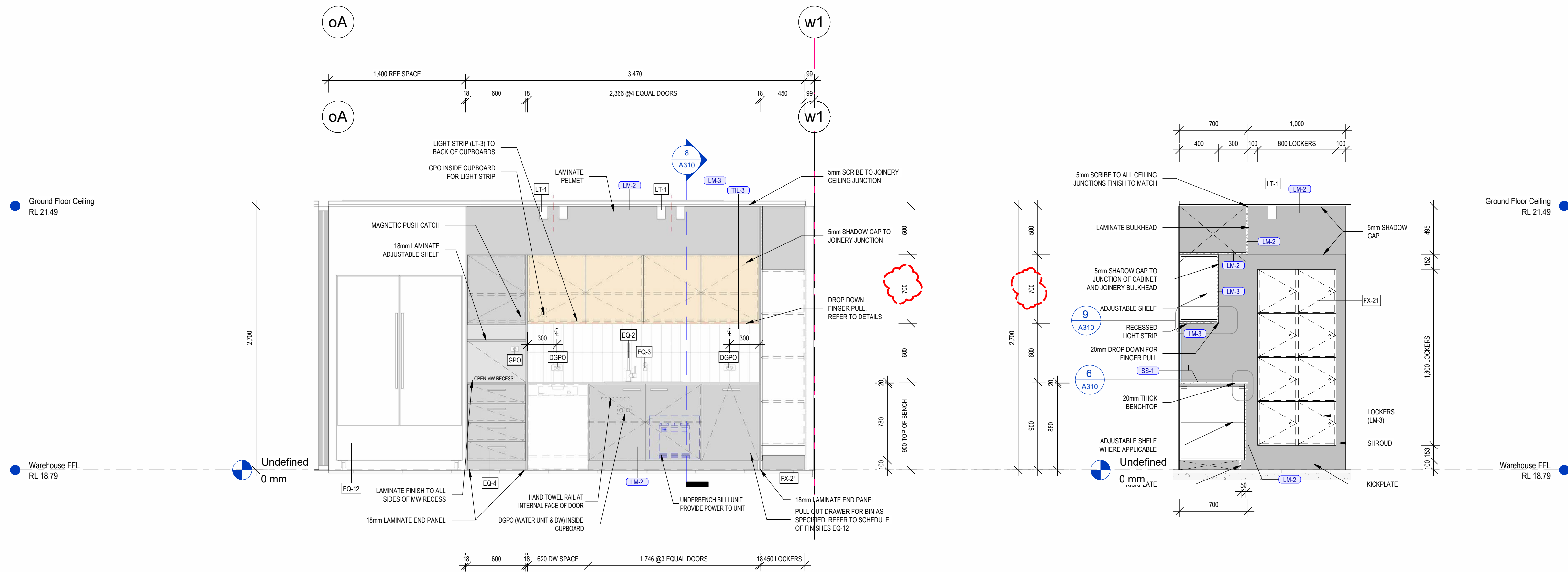
FOR TENDER

General Legend	
All drawings must be read in conjunction with Architectural Specifications Document No. 231212-CC-A600- Architectural DAC Specifications & Schedule of Finishes.	
DGPO	Double general purpose outlet
EQ-1	Kitchen sink
EQ-2	Kitchen mixer tap
EQ-3	B/C water unit
EQ-4	Handle to joinery
EQ-12	Fridge 2 door
FX-21	Lockers - Refer to SOF
GPO	Single general purpose outlet
LM-2	Laminate / Compact laminate
LM-3	Laminate as specified
LT-1	Feature light fitting
SS-1	Solid surface as specified
TL-1	Tile flooring 300x600, 300x300 skot tile in Amenities only
TL-3	Splashback tile



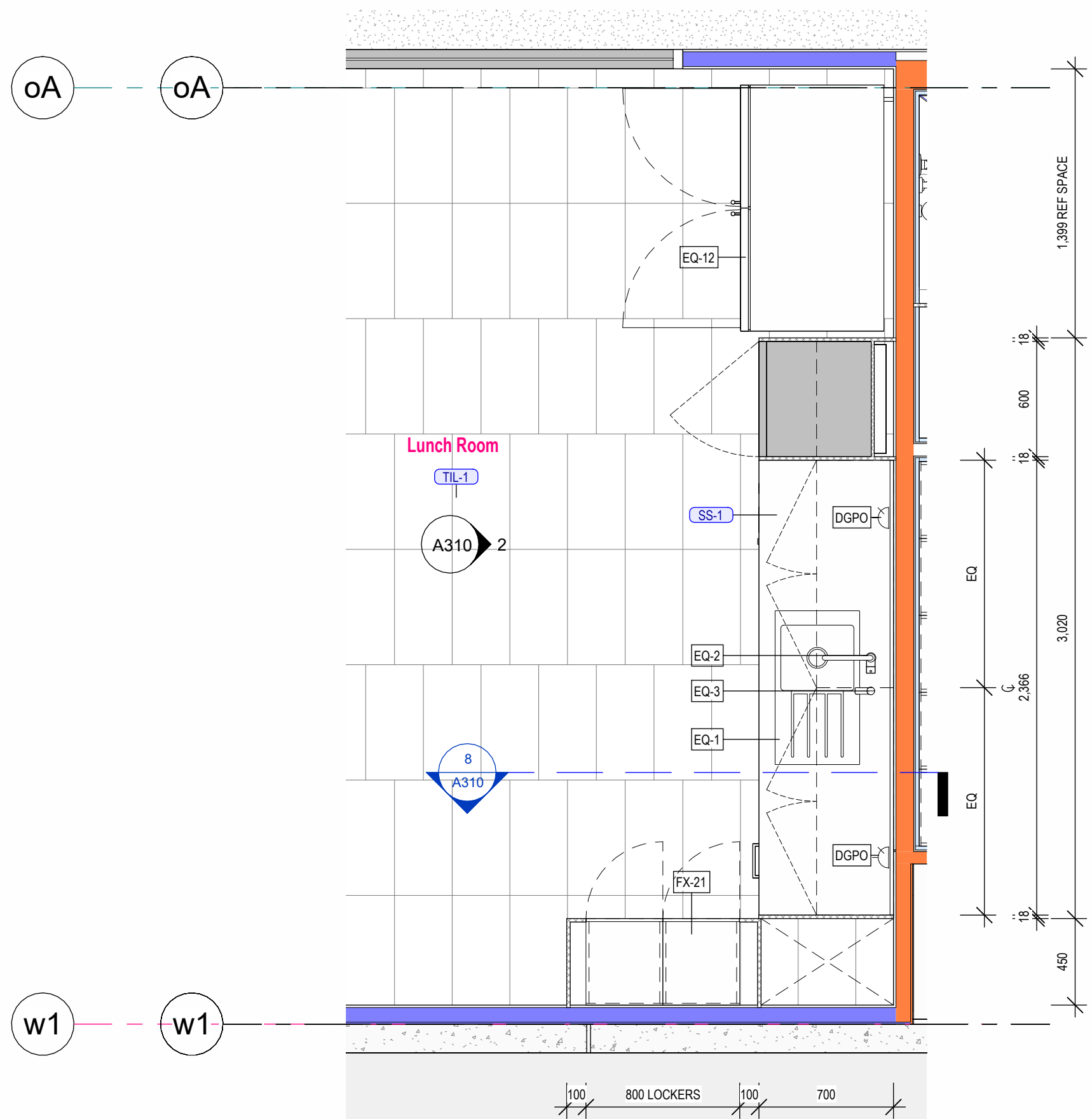
6 Tea Bench Edge Detail
A310 1:5 @A0

9 Upper Cupboard - Finger Pull Detail
A310 1:5 @A0



2 Lunch Room Tea Bench - Elevation
A310 1:25 @A0

8 Tea Bench Section & Locker Elevation
A231 1:25 @A0



1 Lunch Room Tea Bench - Plan
A120 1:25 @A0

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ALL LEVELS AREA TO BE $\pm 1000\text{mm}$

FOR TENDER

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CUSTOMER



PROPERTY DEVELOPER



FRASERS PROPERTY GROUP
QUEENSLAND
Greenbank, West Village
Level 6, 87 Boundary St
West End, QLD 4101
Tel: 07 3240 1600

BUILDER

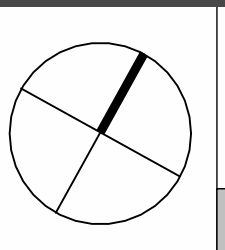


PROJECT
SPEC WAREHOUSE
ADDRESS
LOT 120 VANTAGE YATALA EASTRIDGE STREET
STAPLYTON, QUEENSLAND
PROJECT NUMBER
240404

Rev	Description	Date
P1	Issue for tender	25.07.24
P2	Building PFL updated	24.09.24
P3	Overhead cupboard update to brief	25.10.24

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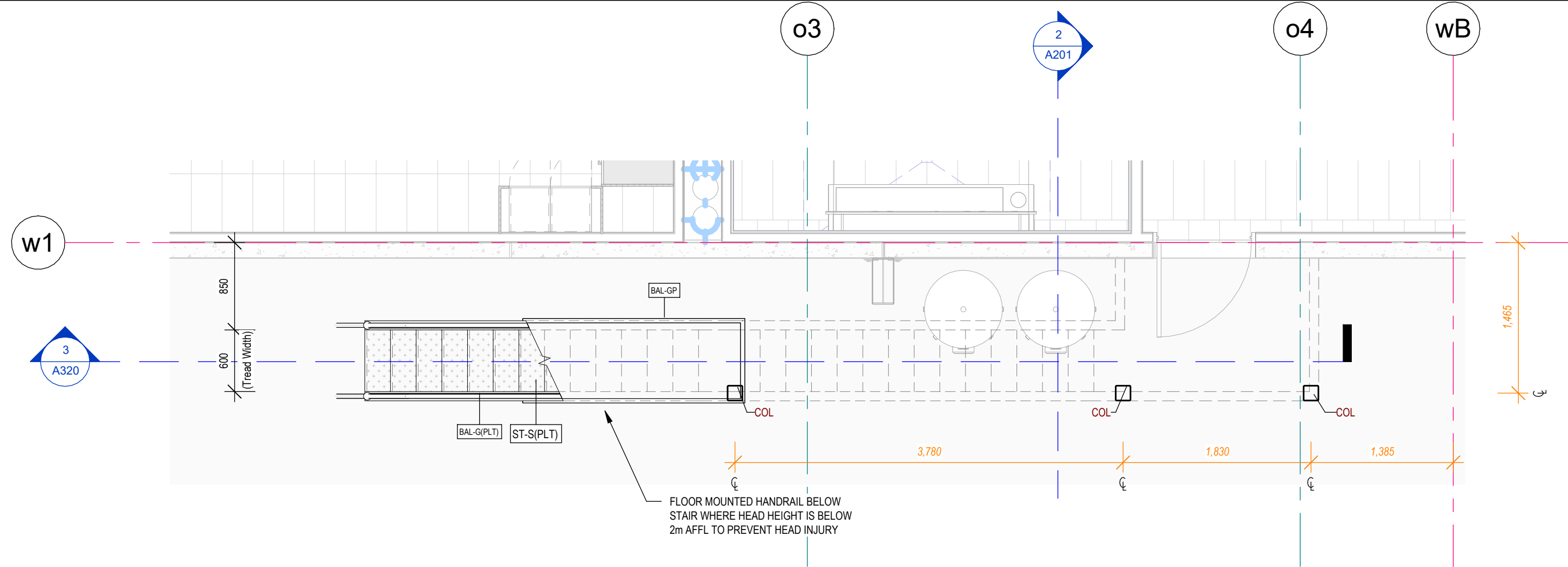
HL Architects Pty Ltd A.C.N. 161 638 320
nominated architect: Koi Hong LAU
(Reg No: NSW #7559, QLD #5003)
e admin@hlarchitects.com.au
t 02 9168 8462
w www.hlarchitects.com.au
a Level 1, 5 George St, North Sydney NSW 2157



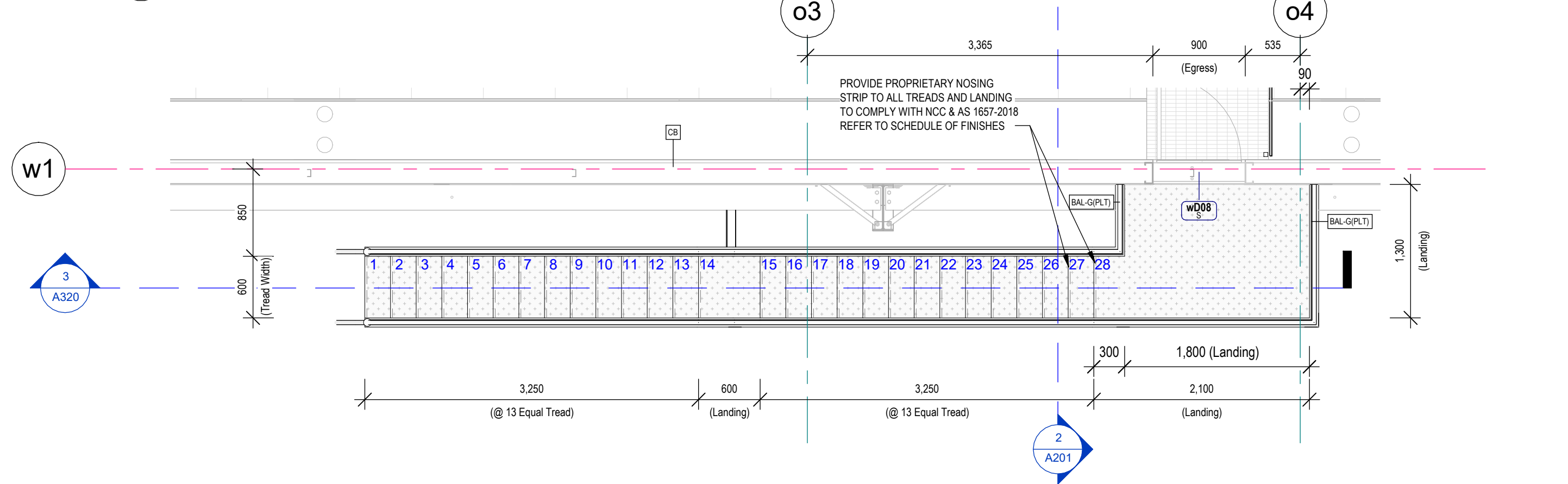
DRAWING TITLE
Joinery Details
DRAWING NUMBER
240404 - AR-A310 -

DRAWN
MZ
CHK
HL
ISSUE
P3

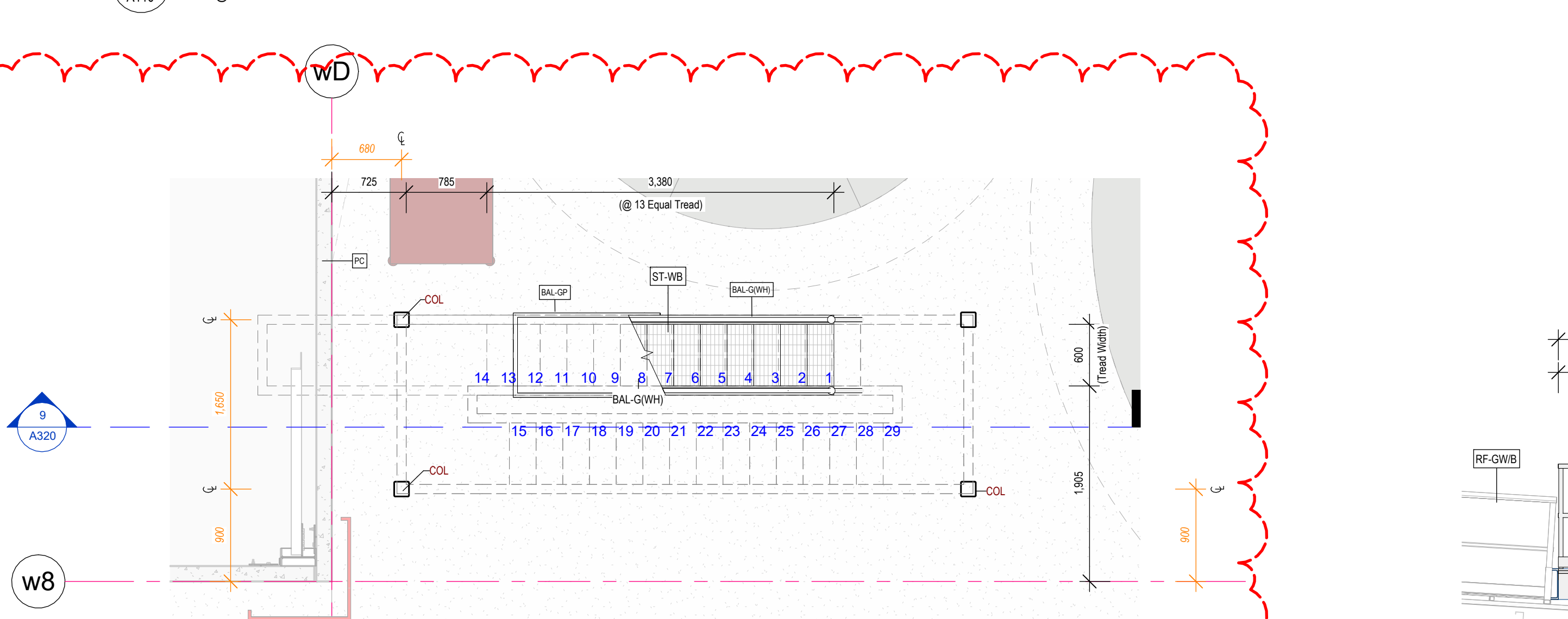
General Legend	
All drawings must be read in conjunction with Architectural Specifications Document No. 231212-CC-A600- Architectural D&C Specifications & Schedule of Finishes.	
BAL-G(P/LT)	Balustrade with galvanised steel handrail, mid-rail and toe board (toe board required to landing only) to AS1657 requirements. Fabricated and installed to AS1657 requirements.
BAL-G(W/H)	Balustrade with galvanised steel handrail fixed to spigots on post, mid-rail and bottom rail to NC2 requirements. Fabricated and installed to AS1657 requirements.
BAL-GP	Balustrade with galvanised steel handrail only on post. Fabricated and installed to AS1657 requirements.
CB	Steel framed wall with 0.42 BMT Colobond cladding in Trimtek Profile. Colorbond finish as specified.
COL	Steel column surface treated and painted to engineer's detail.
FLH	Heavy duty concrete pavement to structural engineer's details.
PC	Precast concrete wall panel with sealed joints to engineer's details, paint finish as specified.
RF-GWIB	Grated walkway on light weight floor frame with Balustrade fixed to roof purlins to manufacturer's details.
RF-SUO.42(WH)	0.42 BMT Stram Speed Deck Ultra Concealed Fixed profile, Zincalume finish, 55mm reflective foil backed insulation blanket be installed free of crosses. Provide safety wire mesh to WorkCover requirement.
ST-S(P/LT)	Galvanised steel stairs with slip-resistant chequered steel plate treads, closed risers & landing to AS1657 requirements & structural engineer's details. Provide anti-slip nosing strip with contrasting colours to AS requirements.
ST-WB	Galvanised steel stairs with serrated steel grating treads equivalent to Webforge Pattern 'C', open risers & grating landing to engineer's details. Provide AS1657 compliant guarding to both sides, and nosing strip with contrasting colours to AS requirement.



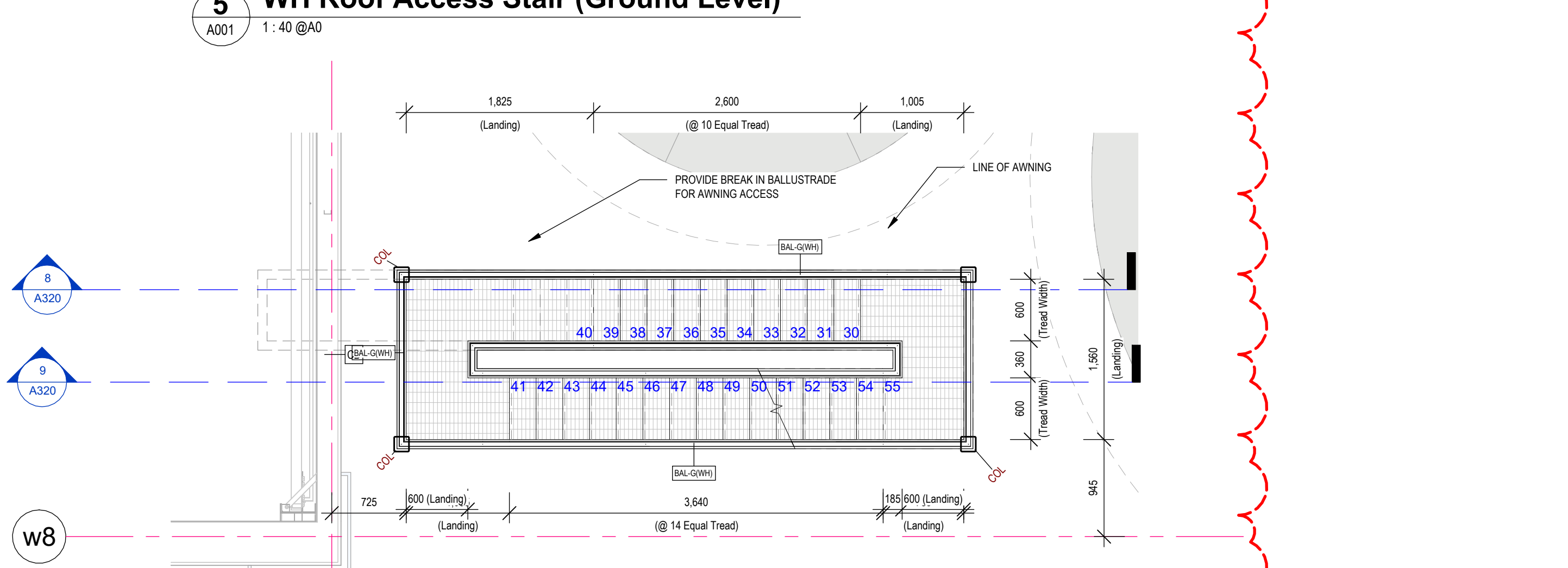
1 Office Roof Access Stair Plan (Ground)



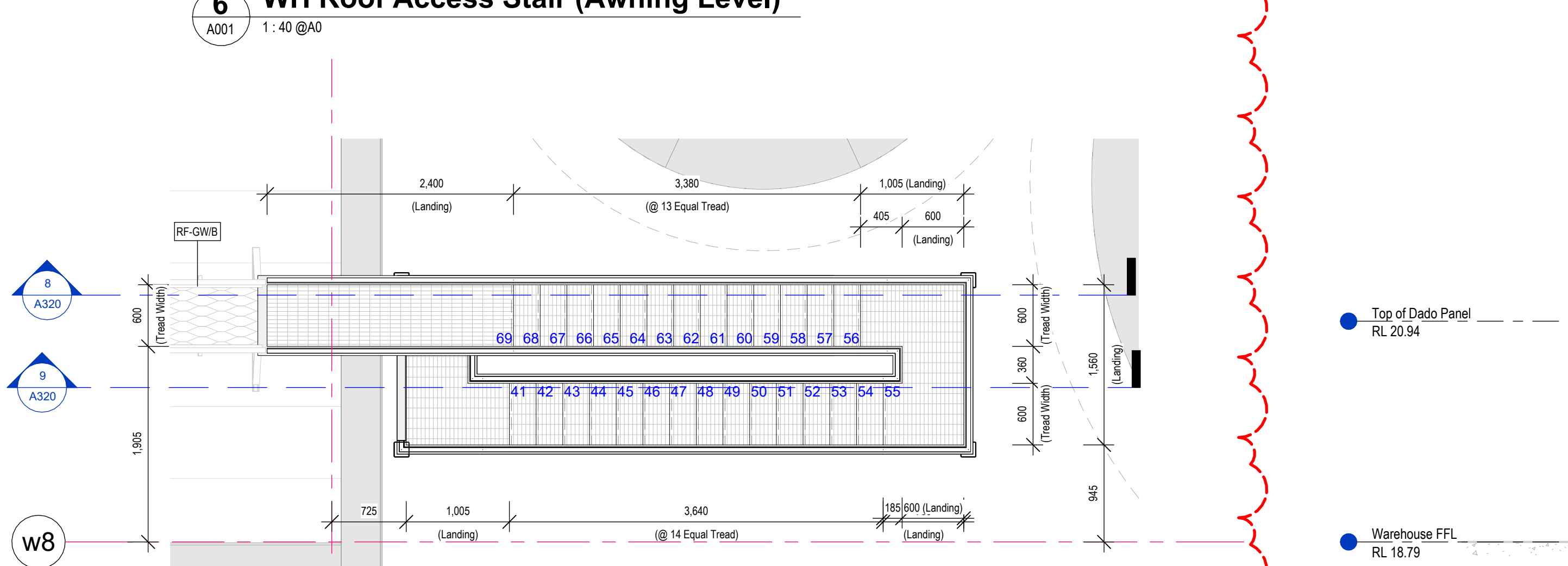
2 Office Roof Access Stair Plan (Roof)



5 WH Roof Access Stair (Ground Level)



6 WH Roof Access Stair (Awning Level)



7 WH Roof Access Stair (Roof Level)

8 WH Roof Access Stair Section 1

9 WH Roof Access Stair Section 2

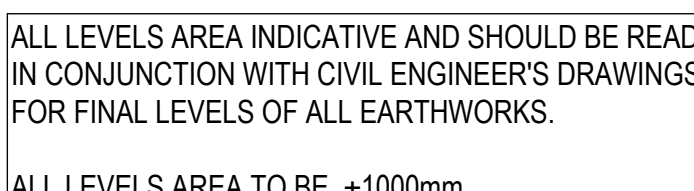
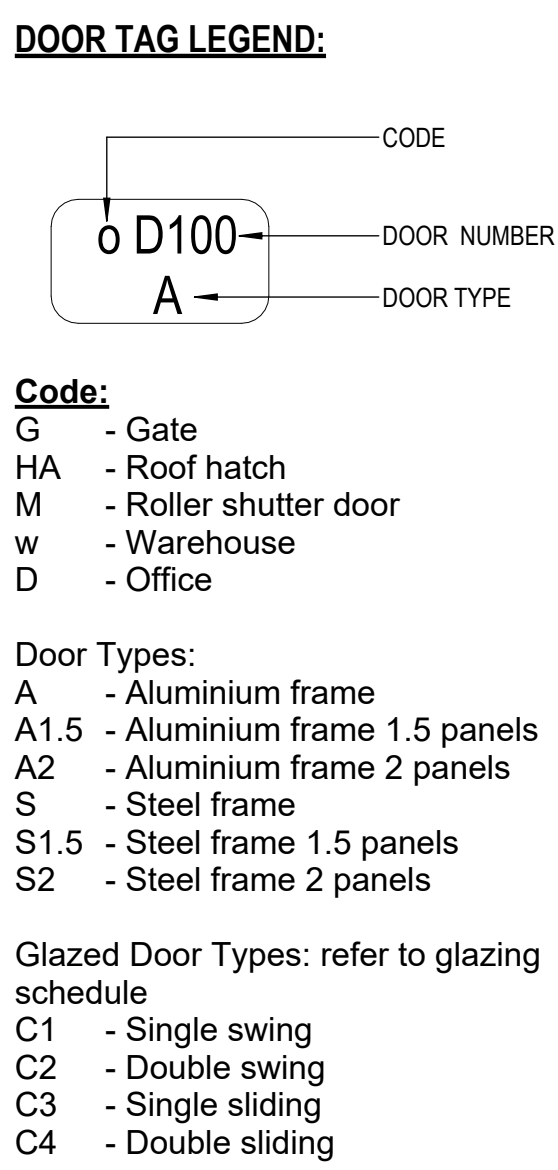
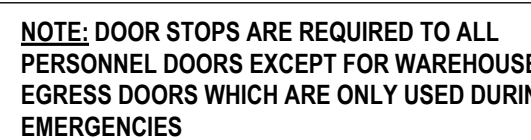
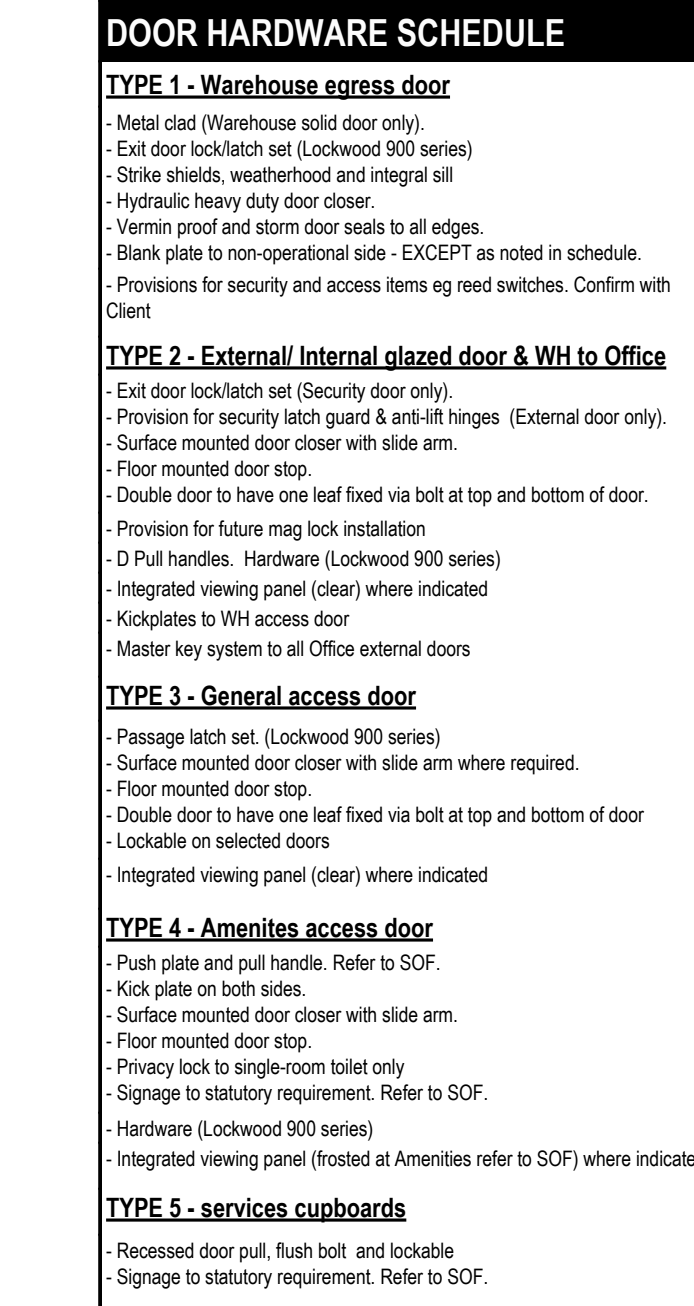
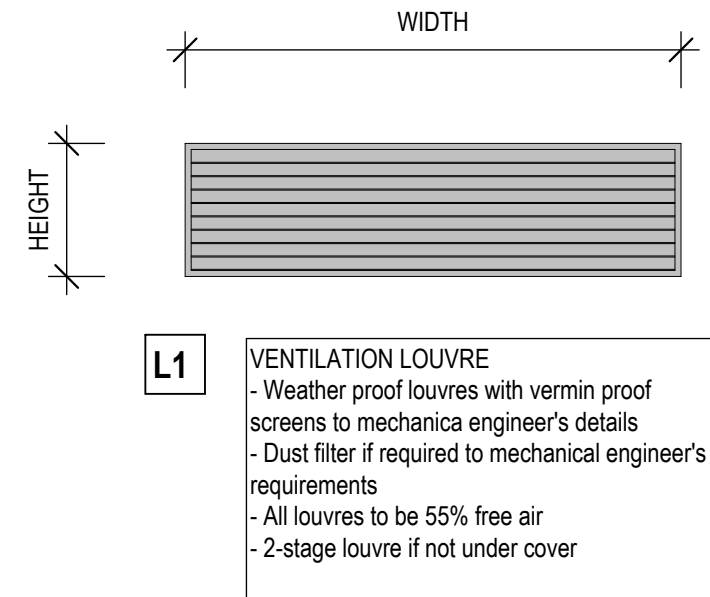
10 Warehouse Roof Access Stair 3D

FOR CO-ORDINATION

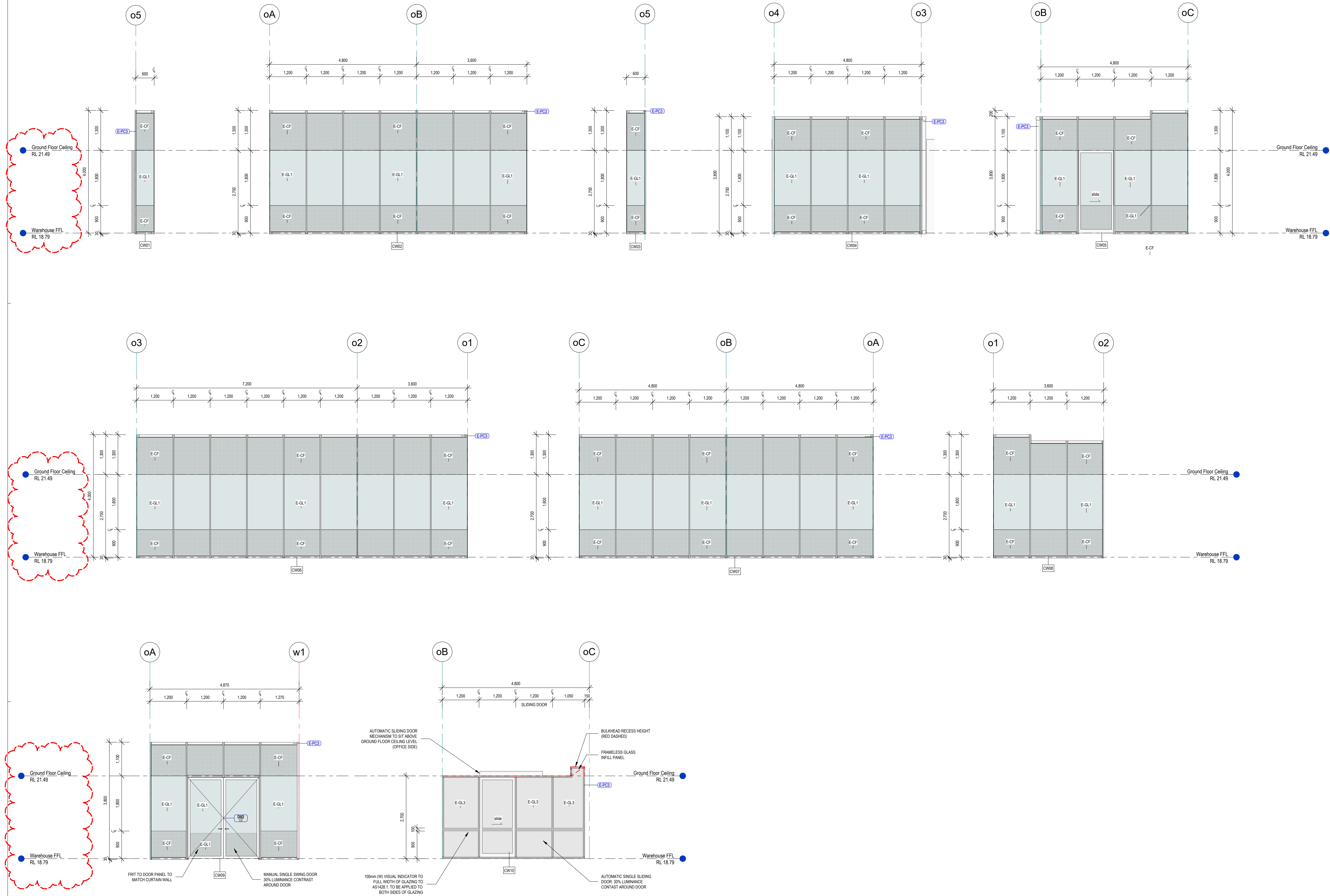
RSD Make Up Free Air					
Type	Location	Type Mark	Width	Perforation Height	Make Up Free Air
RSD-1 6000w x 5500h Standard Flush		RSD-1	6000	2300	2.1
RSD-1 6000w x 5500h Standard Flush		RSD-1	6000	2300	2.1
RSD-1 6000w x 5500h Standard Flush		RSD-1	6000	2300	2.1
RSD-1 6000w x 5500h Standard Flush		RSD-1	6000	2300	2.1
Worksheet: 4					8.3
Grand total: 4					8.3

[illegible]

1 Site Gate Schedule				
Gate No.	Type	Location	Opening Width	Comments
G01	G1	Car Entry/Exit	9,400 mm	Make provisions to allow QFES access and manual operations as detailed in Fire Engineering Report
G02	G1	Truck Entry	12,000 mm	
G03	G1	Truck Entry	12,000 mm	
G04	G2	Pedestrian Entry	900 mm	
G05	G3	Fire Access Road	5,600 mm	
G06	G3	Fire Access Road	14,000 mm	Loose chain and padlock unlockable by fire brigade 003 keys
				Loose chain and padlock unlockable by fire brigade 002 keys.
				Provide drop bolt to each leaf
	G5	Site Gate	2,100 mm	Loose chain and padlock unlockable by fire brigade 003 keys
	G6	Waste Bin Area	1,200 mm	Double gate with 2 Zone Wide leaf
Grand Total: 8				



Material Legend	
E-CF	Ceramic Frit printing to sections of IGU E-GL1 as shown. Pattern and colour TBC.
E-GL1	External vision glazing. Double glazed system consists of AGG Insulglass LowE Max 12mm Argon 6mm Low Iron (CAP-159-39) CLEAR (VLT 58%) Toughened IGU structurally glazed to Capral CW116 suites (Grade A Safety Glass). Glazing reflectivity must NOT exceed 20%. Overall design in glazing thickness, sizing, framing assembly & installation be checked against and fully compliant with AS1288-2006.
E-GL3	Internal clear vision glazing. (Grade A Safety Glass) (A/rack internal glazing)/Office internal viewing windows). Centred glazed clear safety glass on 100mm Capral 400 Narrowline Series Framing (CAP-602-001), and as required by Section 1 report in achieving U-Value & SHGC value (Where discrepancies occurs, adopt the higher performance system). Powdercoat finish to match external windows. Overall framing & glass assembly & installation be fully compliant with AS1298-2005.
E-PC3	Powdercoat finish. Dulux Duracote 'Eternity Pearl' Chain Pearl Matt 9077761Q.



CURTAIN WALL SPECIFICATIONS	
'Distortion is to be kept to an absolute minimum and local defects (such as long marks) that produce irregular reflections are not allowed. All glass is to be manufactured and processed in accordance with quality control procedures to AS/NZS ISO 9001 and be independently maintained.'	
'The method of glazing adopted is to take into account the manufacturing tolerances in the glass, thus minimising the effects of any distortion.'	
'Any discoloration or distortion caused by the toughening process is unacceptable outside of rollerwave distortion and glass bow as specified.'	
Tolerances for glass bow and rollerwave are specified as follows: 'Maximum overall bow: 0.003mm per millimetre measured along the glass edge.' 'Maximum local bow: The maximum deviation for flatness from peak to trough not to exceed 0.3mm per 300mm or 0.15mm at the edge or 0.08mm in the middle.'	
'Rollerwave: Glass is to be sized to provide for consistent and horizontal alignment of ripples. Provide proposals describing the control the extent of rollerwave, if any. Provide full-sized samples of all types of heat treated glass to demonstrate the range of rollerwave applicable to the Works, prior to commencing glass production'	

ALL LEVELS AREA INDICATIVE AND SHOULD BE READ IN CONJUNCTION WITH CIVIL ENGINEER'S DRAWINGS FOR FINAL LEVELS OF ALL EARTHWORKS.

ALL LEVELS AREA TO BE ±1000mm

FOR TENDER

24/03/2024 2:11:48 PM - Autodesk Docs: Lot 120 Spec Warehouse Yatala Lot 120 Spec Warehouse Yatala.rvt

CUSTOMER



PROPERTY DEVELOPER



FRASERS PROPERTY GROUP
QUEENSLAND
Greenhouse, West Village
Level 6, 87 Boundary St
West End, QLD 4101
Tel: 07 3240 1600

SUBMITTER



PROJECT

SPEC WAREHOUSE

ADDRESS

LOT 120 VANTAGE YATALA EASTRIDGE STREET
STAPLYTON, QUEENSLAND

PROJECT NUMBER

240404

Rev	Description	Date
P1	FHR deleted as advised. FIP cupboard update	20.08.24
P2	Building FFL updated	24.09.24

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General Notes:
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Refer all discrepancies to HLA before commencing any work.

HL Architects Pty Ltd A.C.N. 161 638 320
nominated architect: Koa Hong LAU
(Reg No: NSW #7559, QLD #5003)
e admin@hlarchitects.com.au
t 02 9168 9442
w www.hlarchitects.com.au
a Level 1, 5 George St, North Sydney NSW 2157



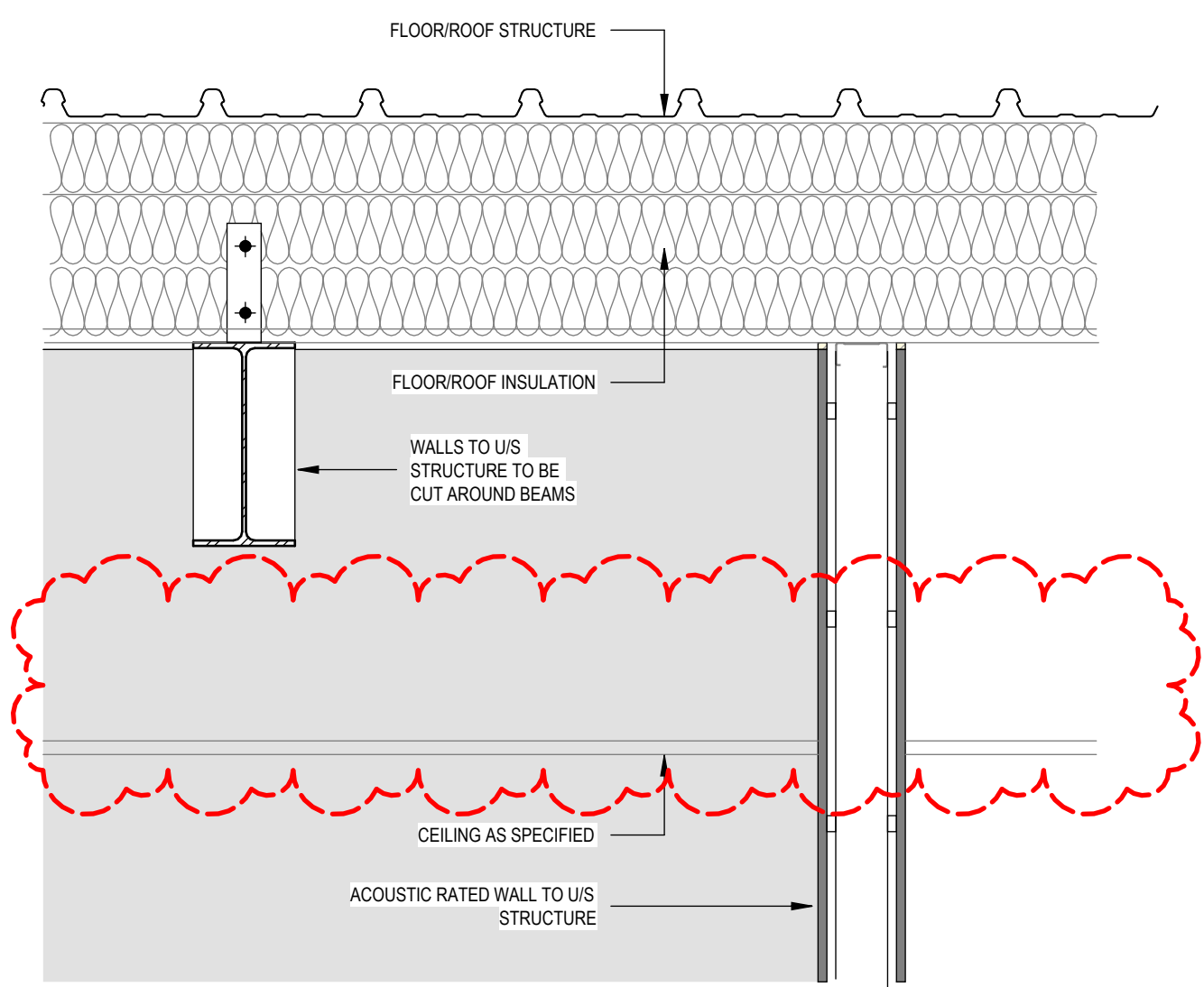
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Window Schedule

DRAWING NUMBER

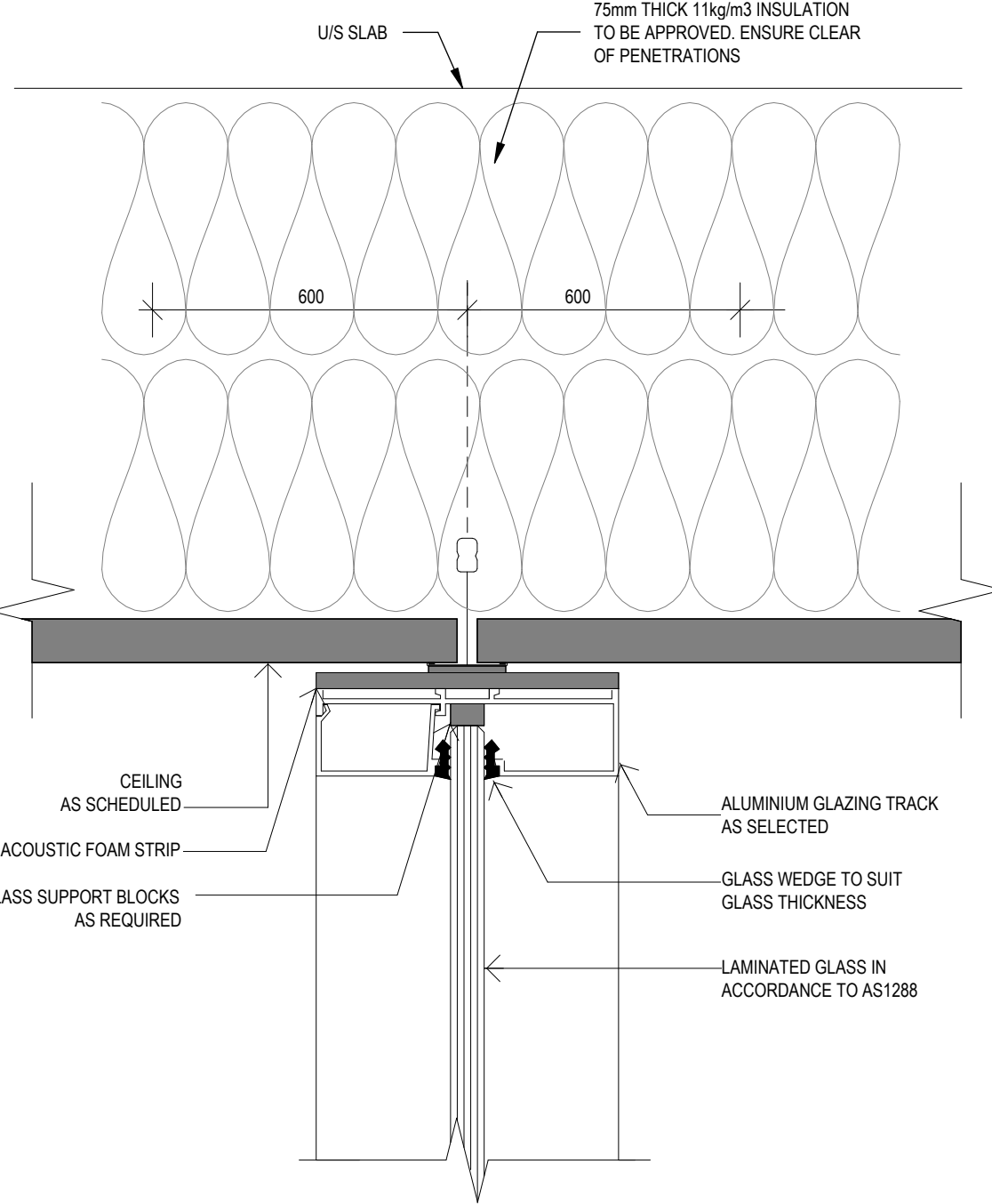
240404 - AR-A410 -

DRAWN
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CHK
HL
ISSUE
P2

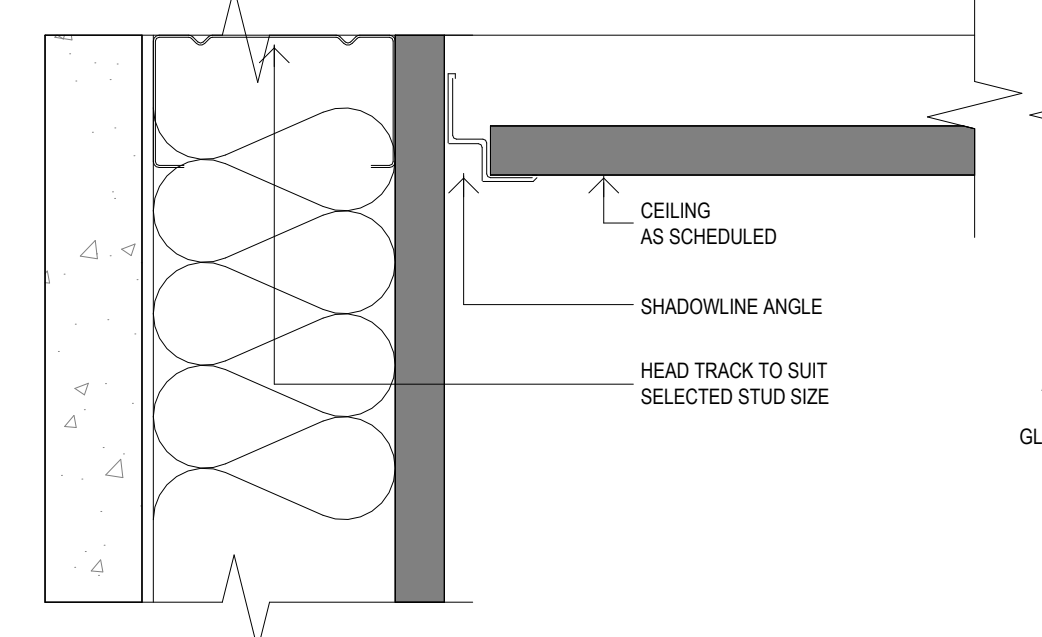


Rw 45 AND ABOVE ACOUSTIC RATED WALL NTS

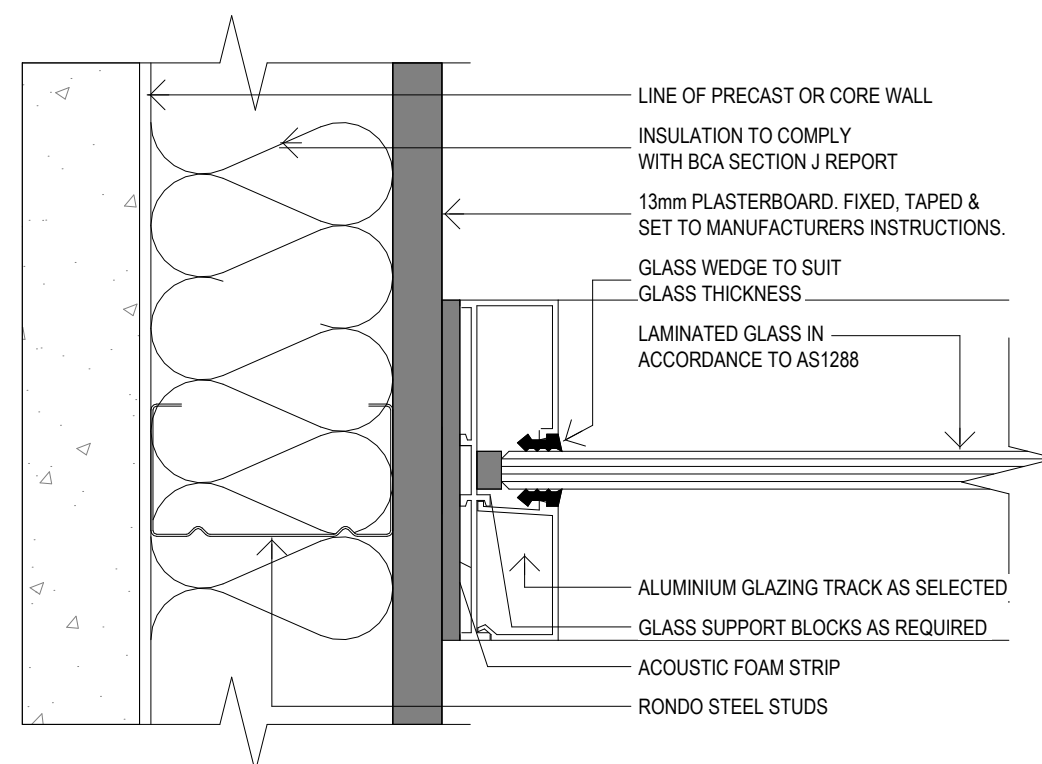
NOTE:
- ALL AMENITIES PARTITIONS, INCLUDING ALL INTERNAL WALLS WITHIN THE AMENITIES AREA, ARE TO EXTEND FULL HEIGHT TO UNDERSIDE OF THE STRUCTURE ABOVE
- BAFFLE BLOCK ABOVE ALL GLAZED PARTITIONS TO BE EXTENDED TO STRUCTURE/SLAB ABOVE
- DEFLECTION HEADS TO BE INSTALLED TO ALL FULL HEIGHT STUD WORK



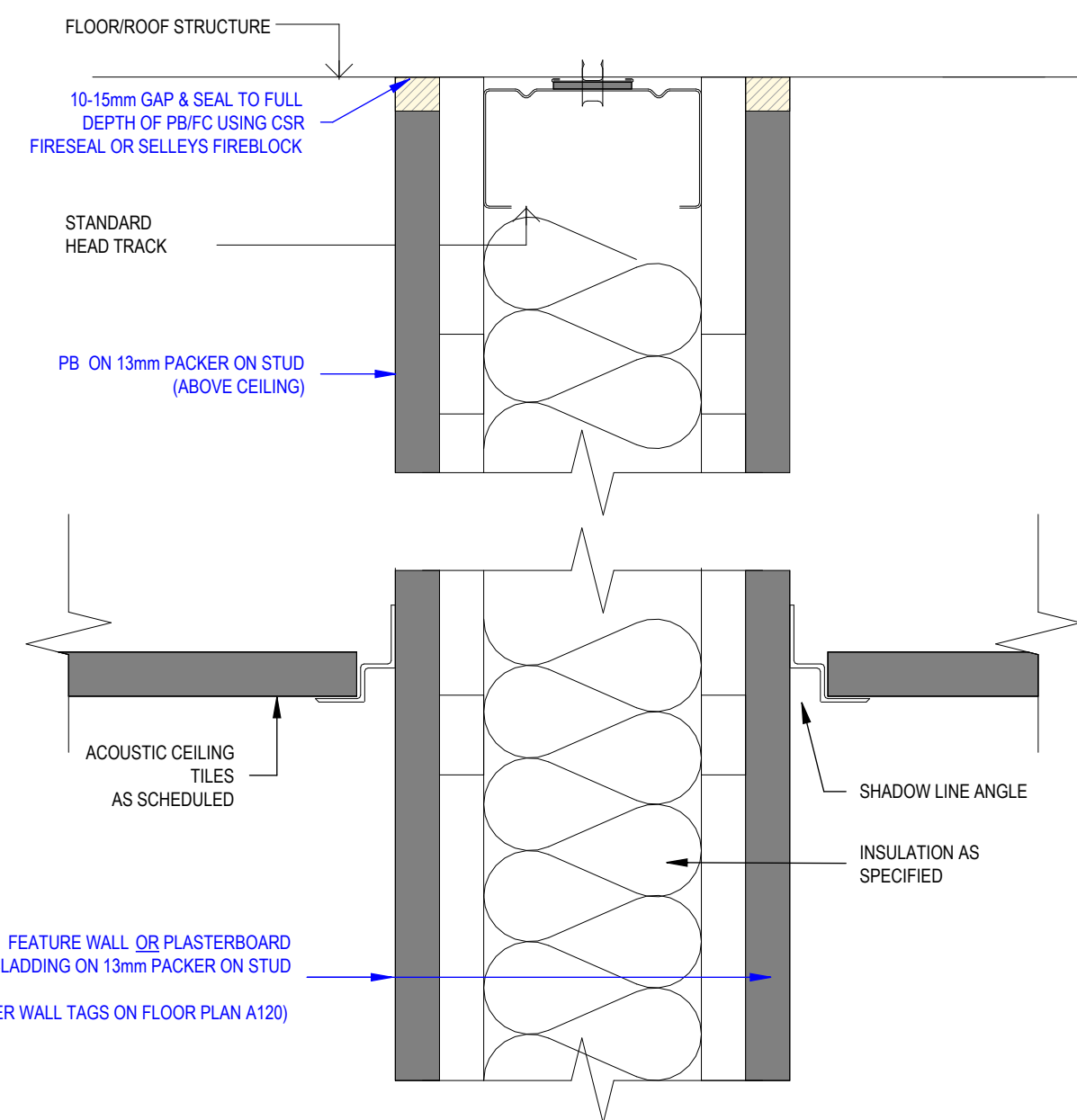
GLAZED PARTITION WITH CEILING BAFFLES



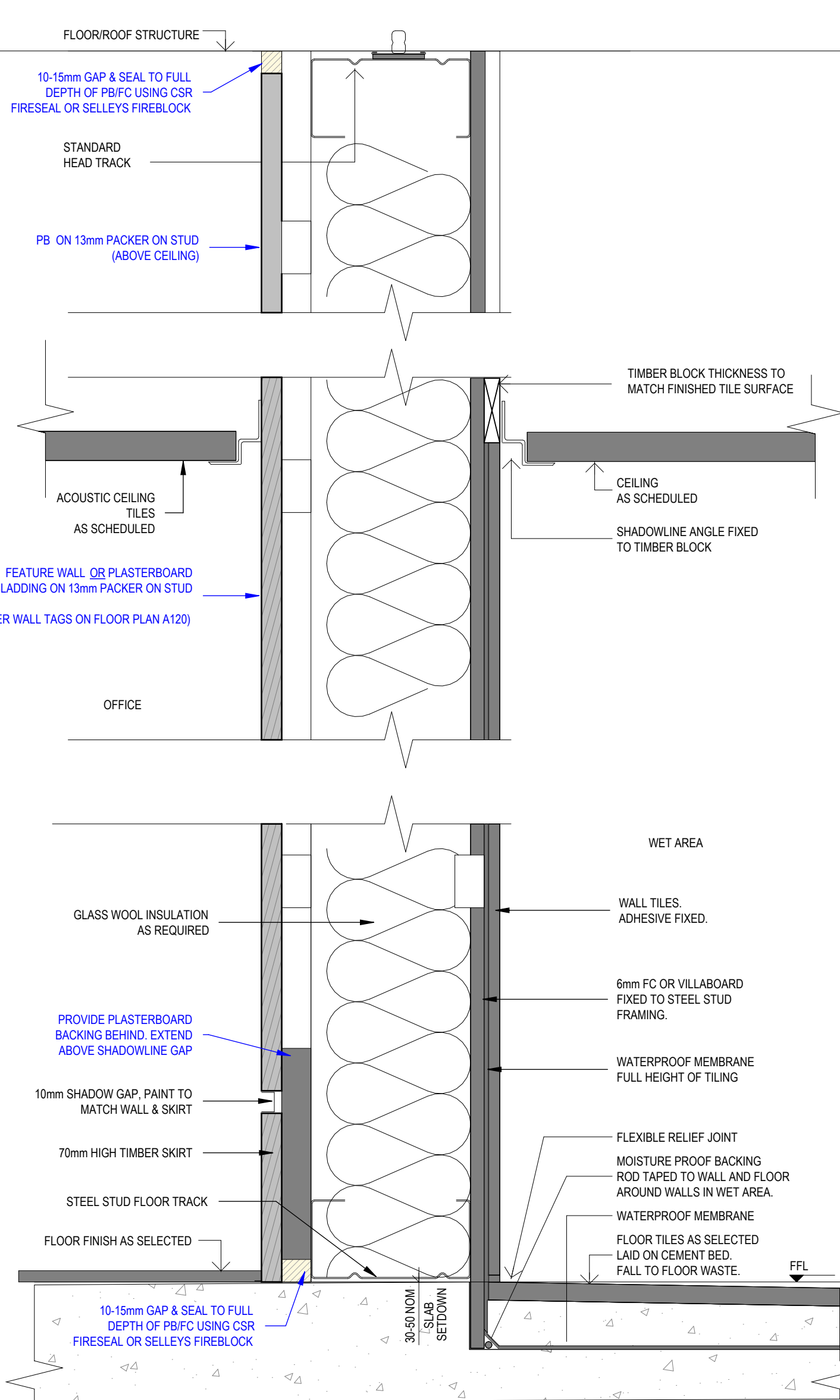
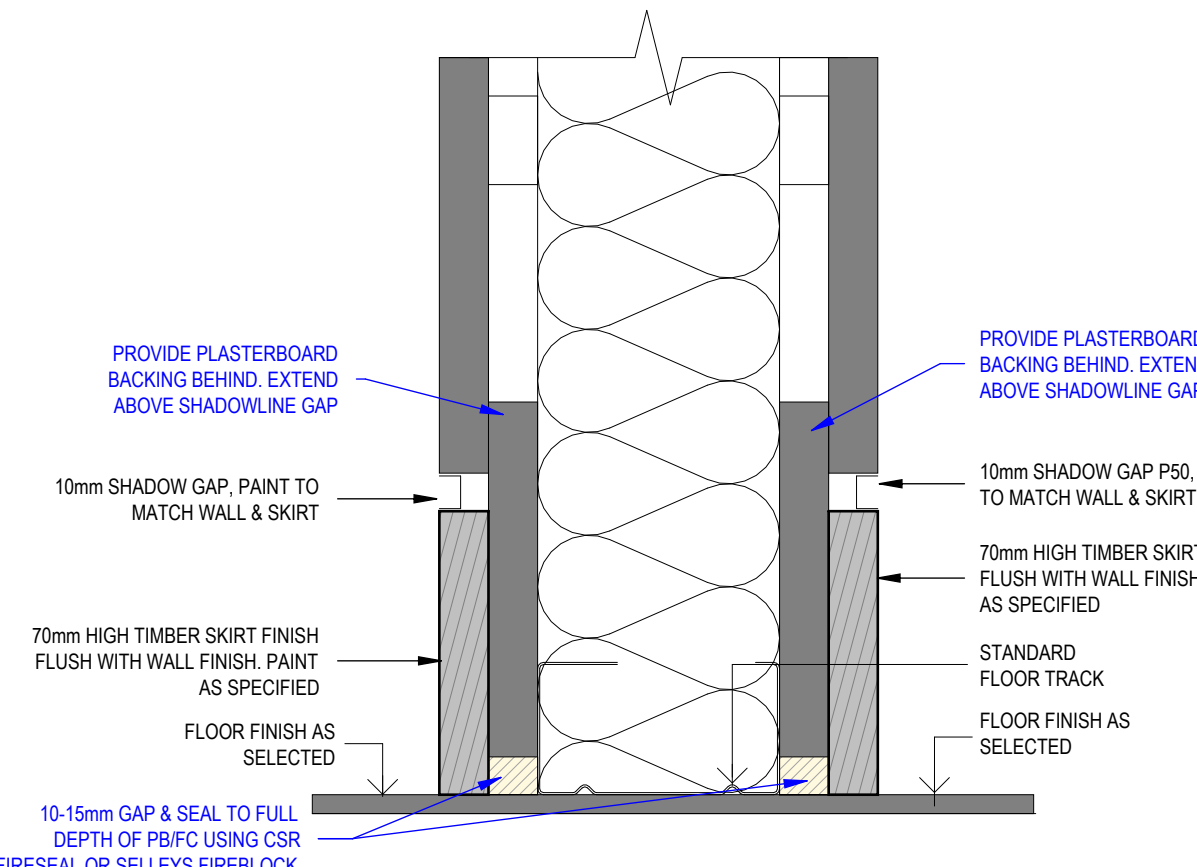
PLASTERBOARD LINED PRECAST OR CORE WALL AND CEILING JUNCTION



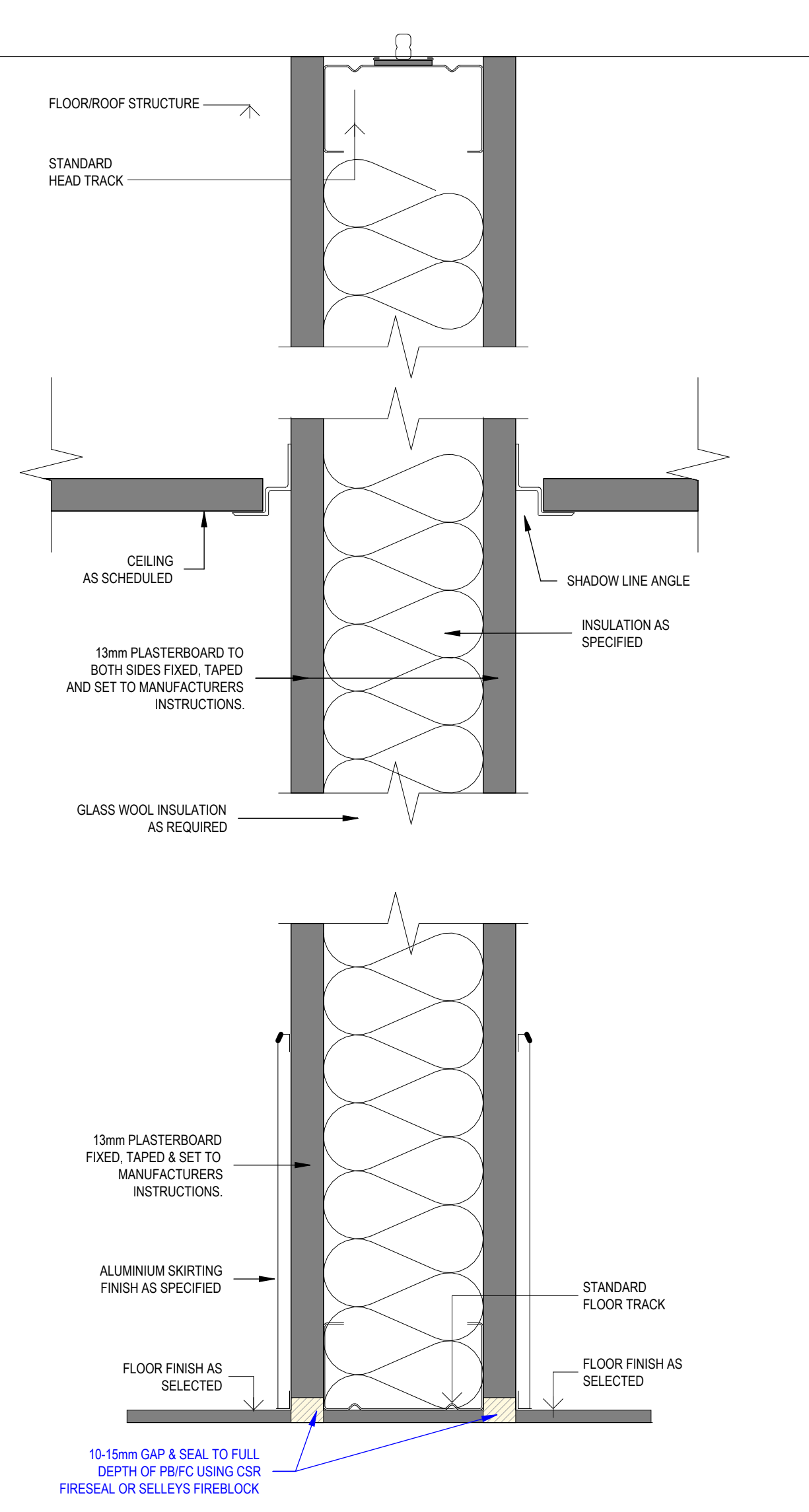
GLAZED PARTITION TO LINED WALL



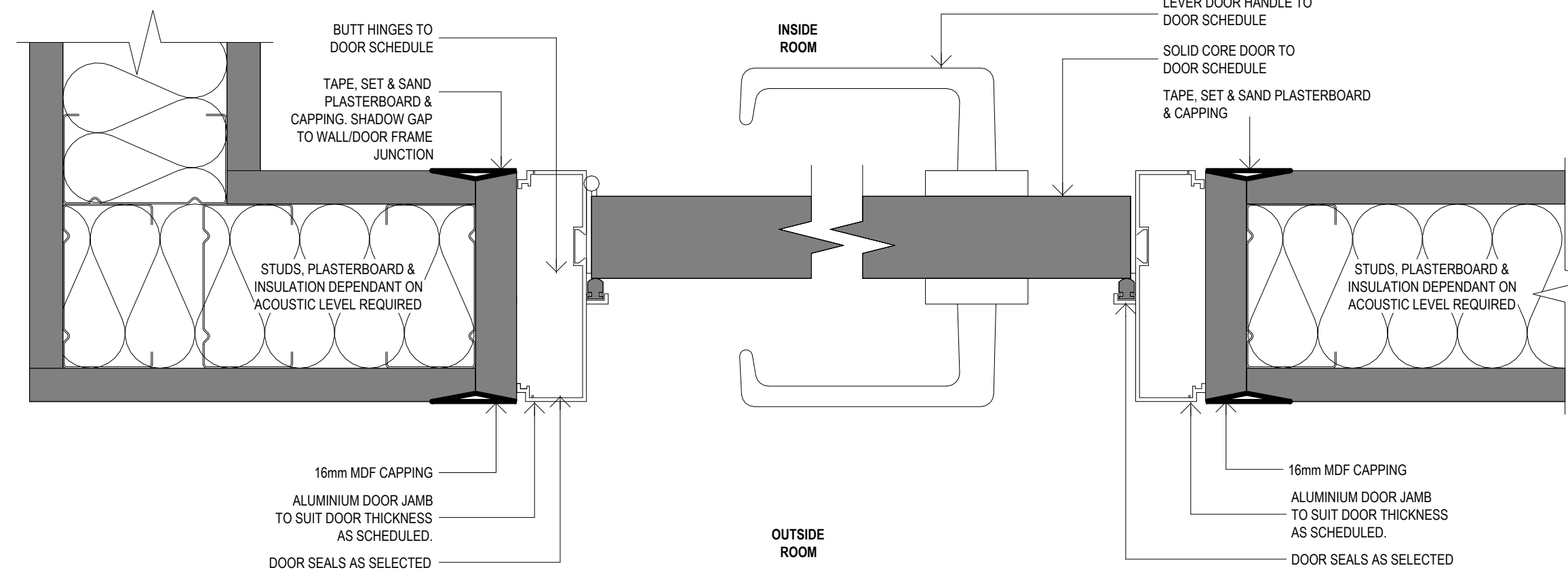
TYPICAL ACOUSTIC RATED PARTITION WALL (PLASTERBOARD WITH TIMBER SKIRT) FOR MAIN OFFICES



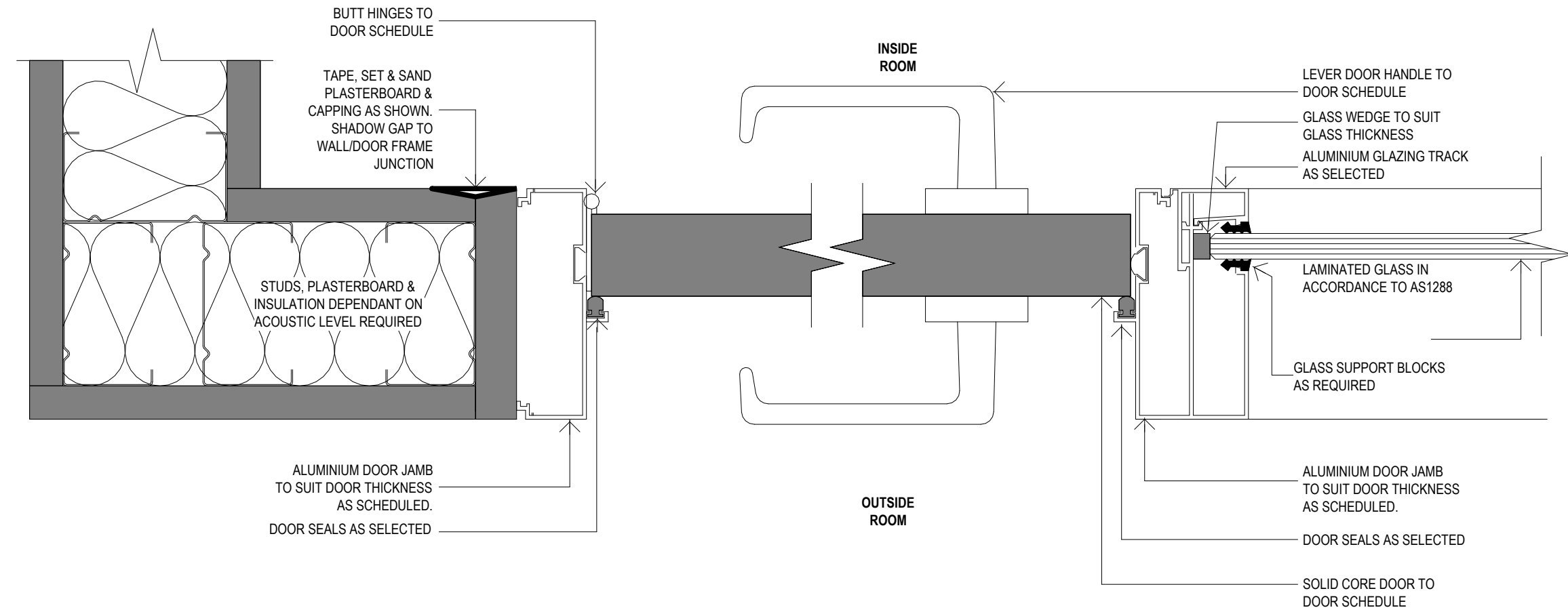
TYPICAL WET AREA WALL JUNCTION



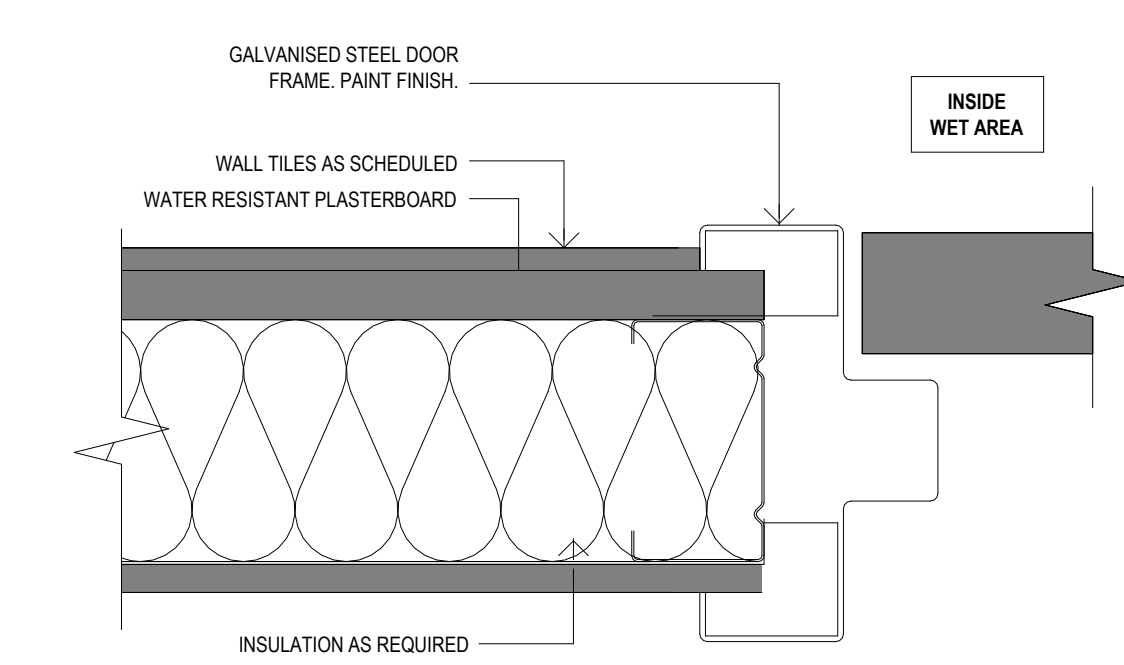
TYPICAL ACOUSTIC RATED PARTITION WALL (PLASTERBOARD) - DOCK OFFICE/WH ADMIN



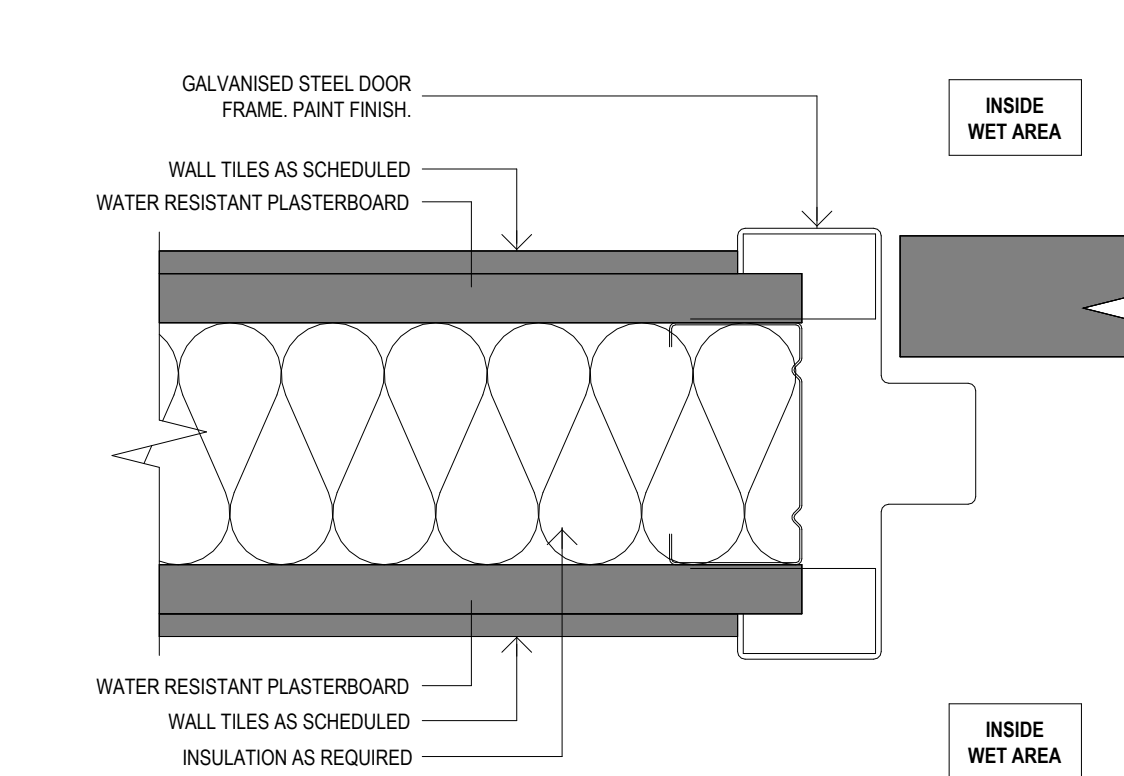
ALUMINIUM FRAMED SOLID CORE DOOR IN PLASTERBOARD PARTITION



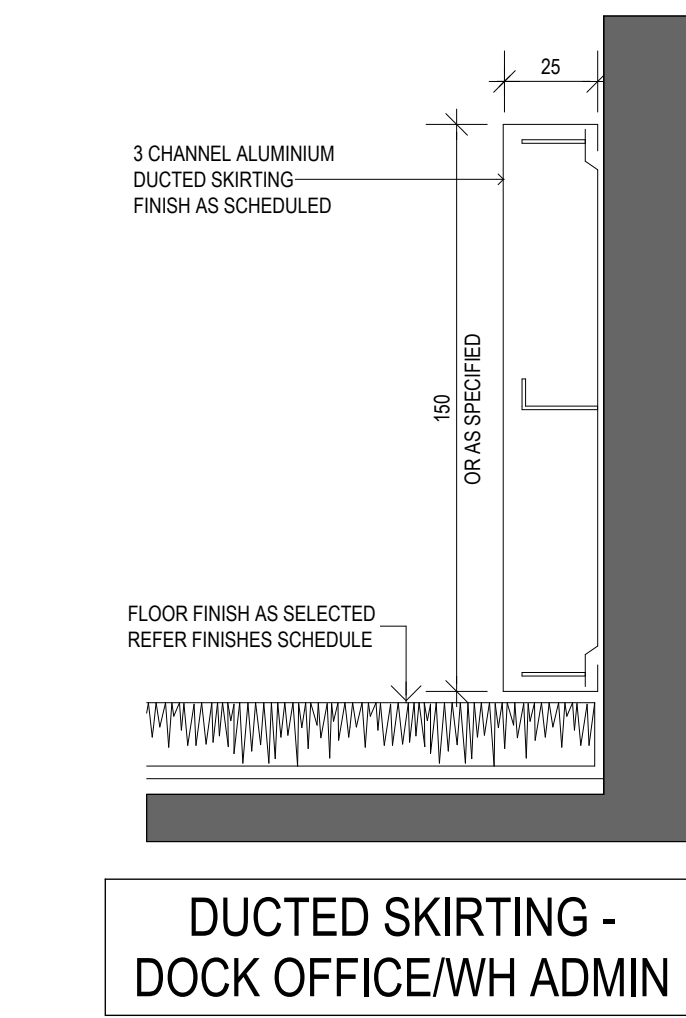
ALUMINIUM FRAMED SOLID CORE DOOR IN GLAZED PARTITION



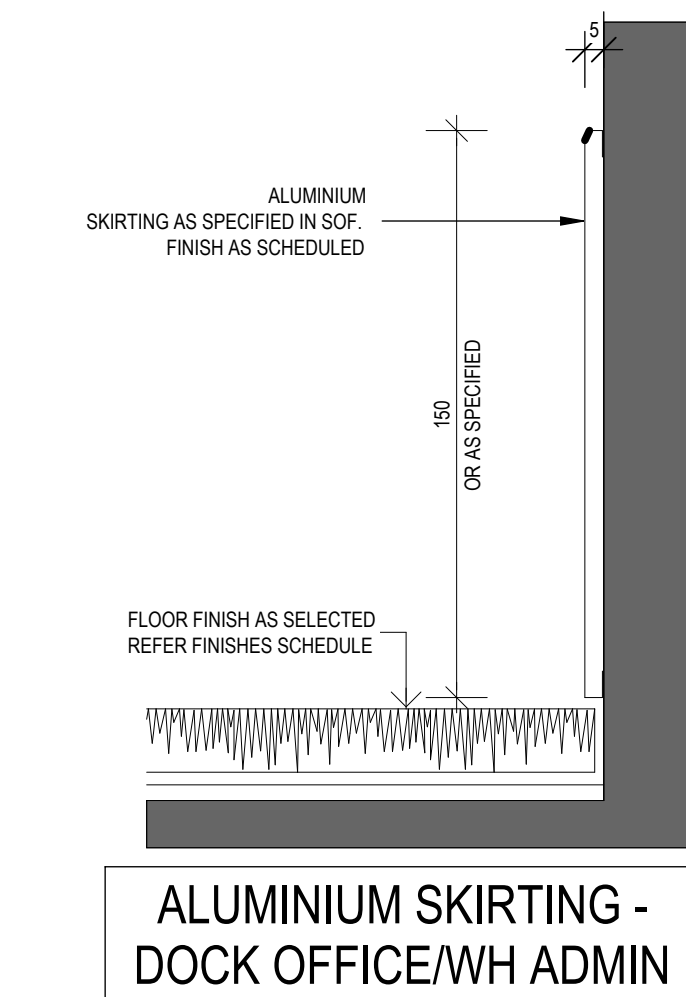
WET AREA STEEL FRAMED SOLID CORE DOOR IN PLASTERBOARD PARTITION



WET AREA STEEL FRAMED SOLID CORE DOOR IN PLASTERBOARD PARTITION



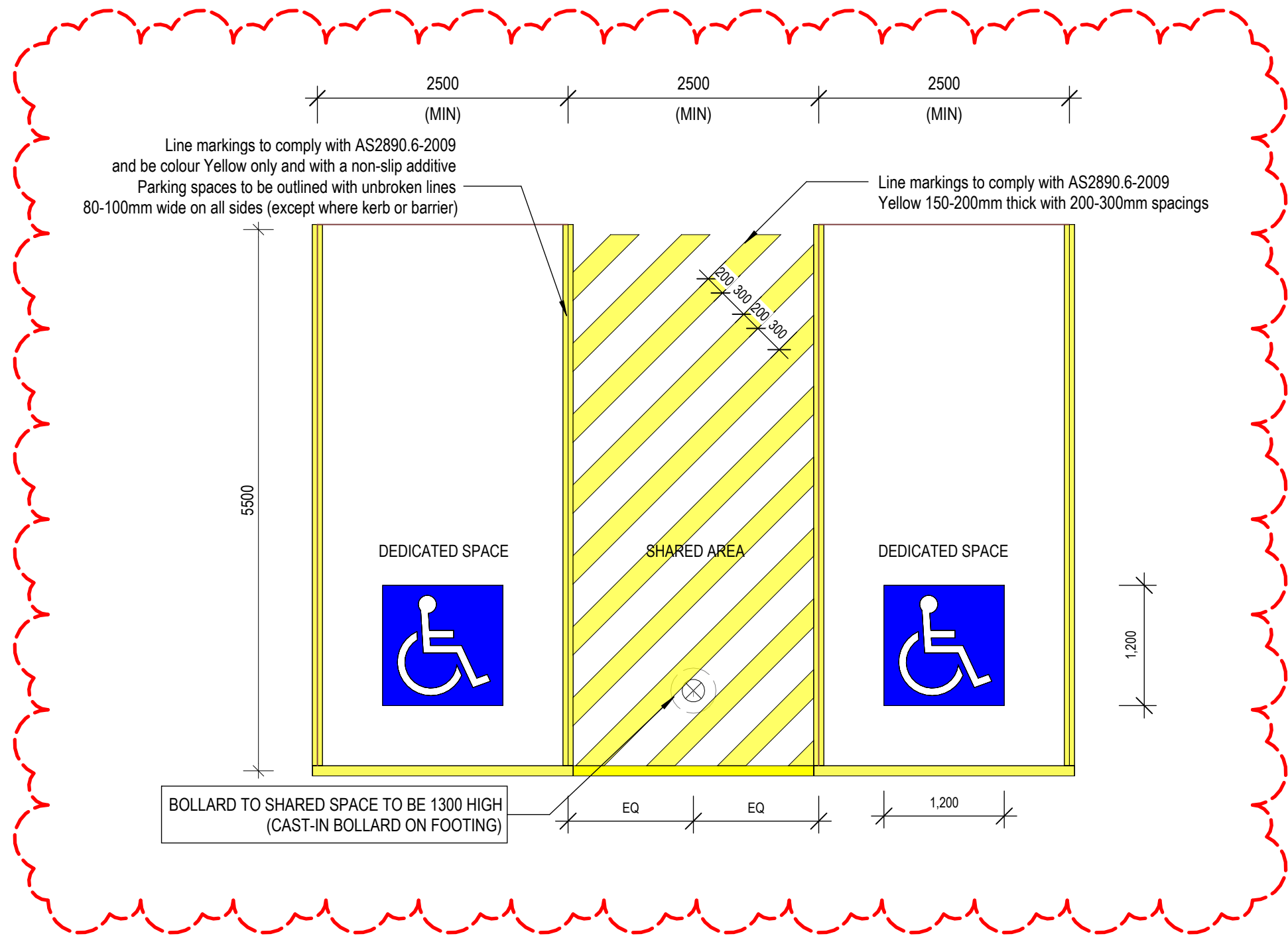
DUCTED SKIRTING - DOCK OFFICE/WH ADMIN



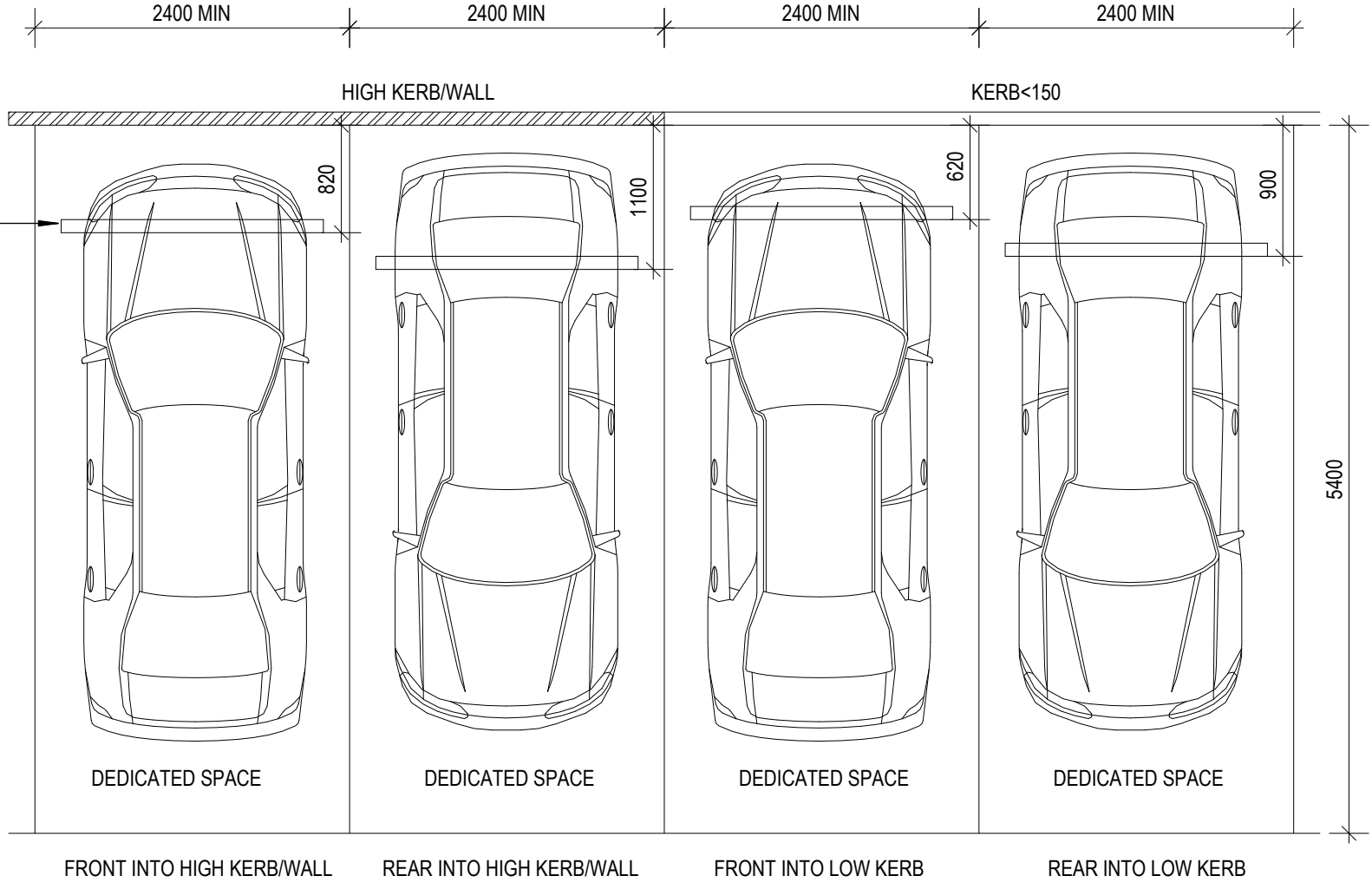
ALUMINIUM SKIRTING - DOCK OFFICE/WH ADMIN

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ALL LEVELS AREA TO BE $\pm 1000\text{mm}$

FOR TENDER

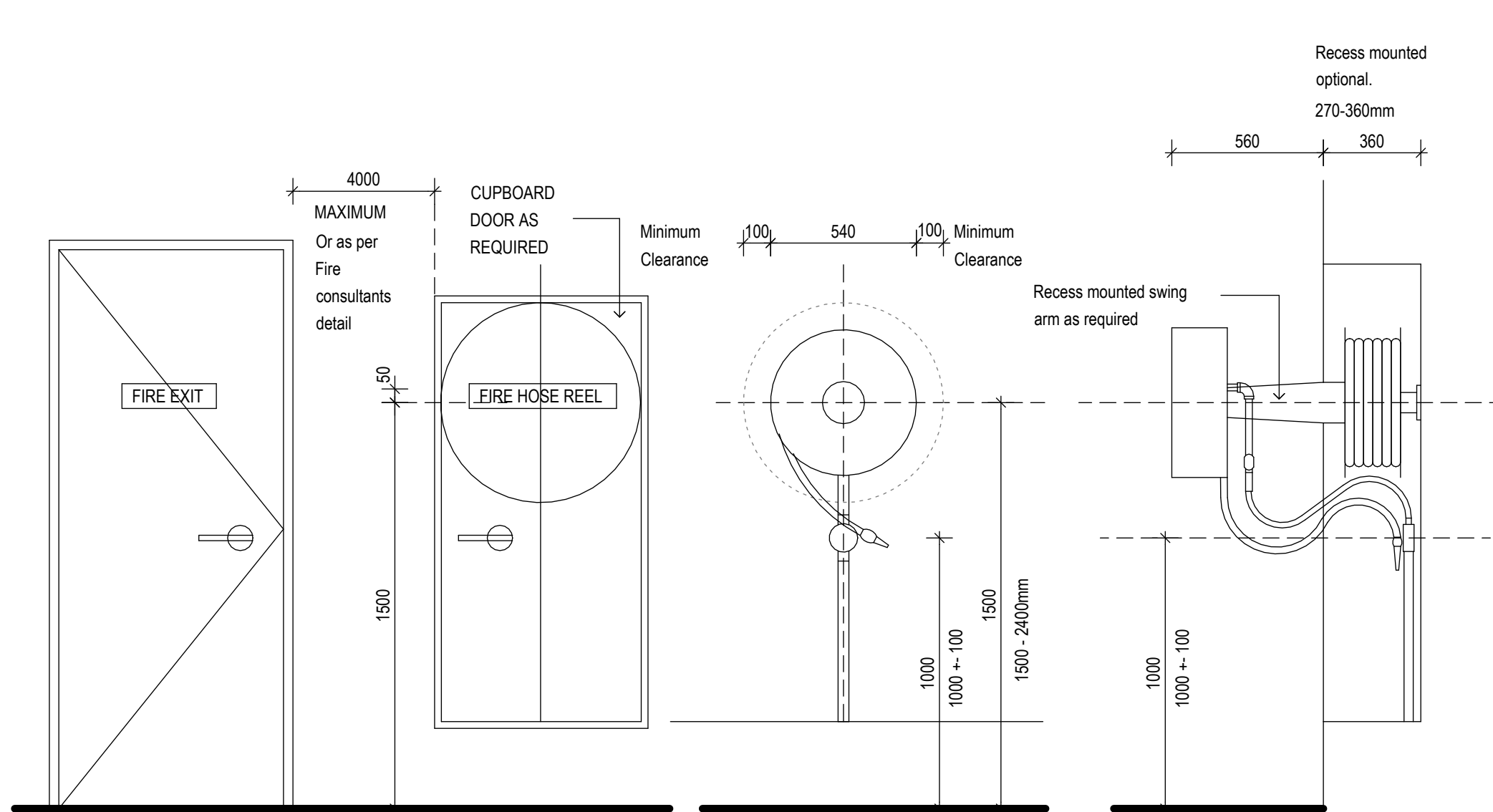


BOLLARD LOCATION FOR 2 SPACES WITH SHARED ZONE (ACCESS)

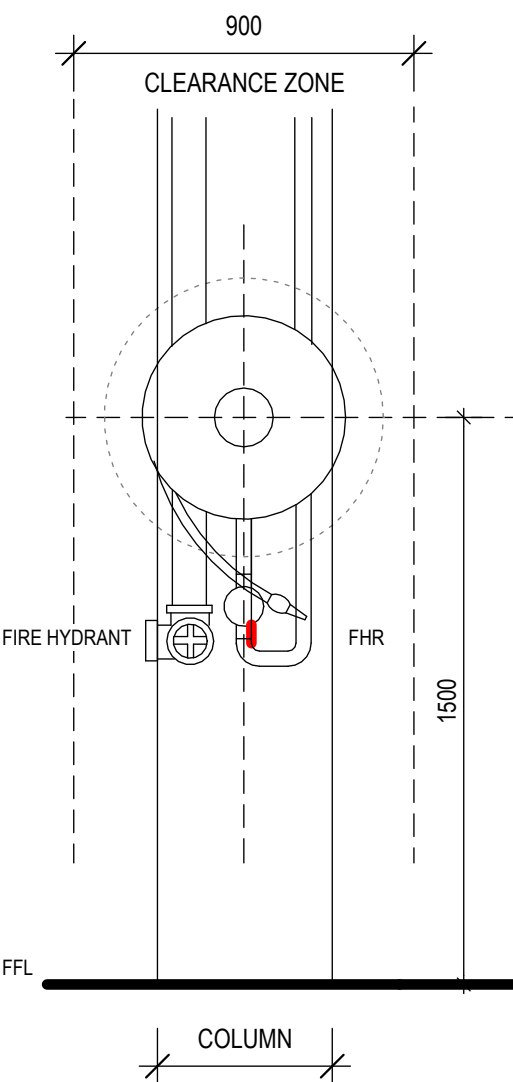


WHEEL STOP LOCATION FOR CAPPING PARKING SPACES

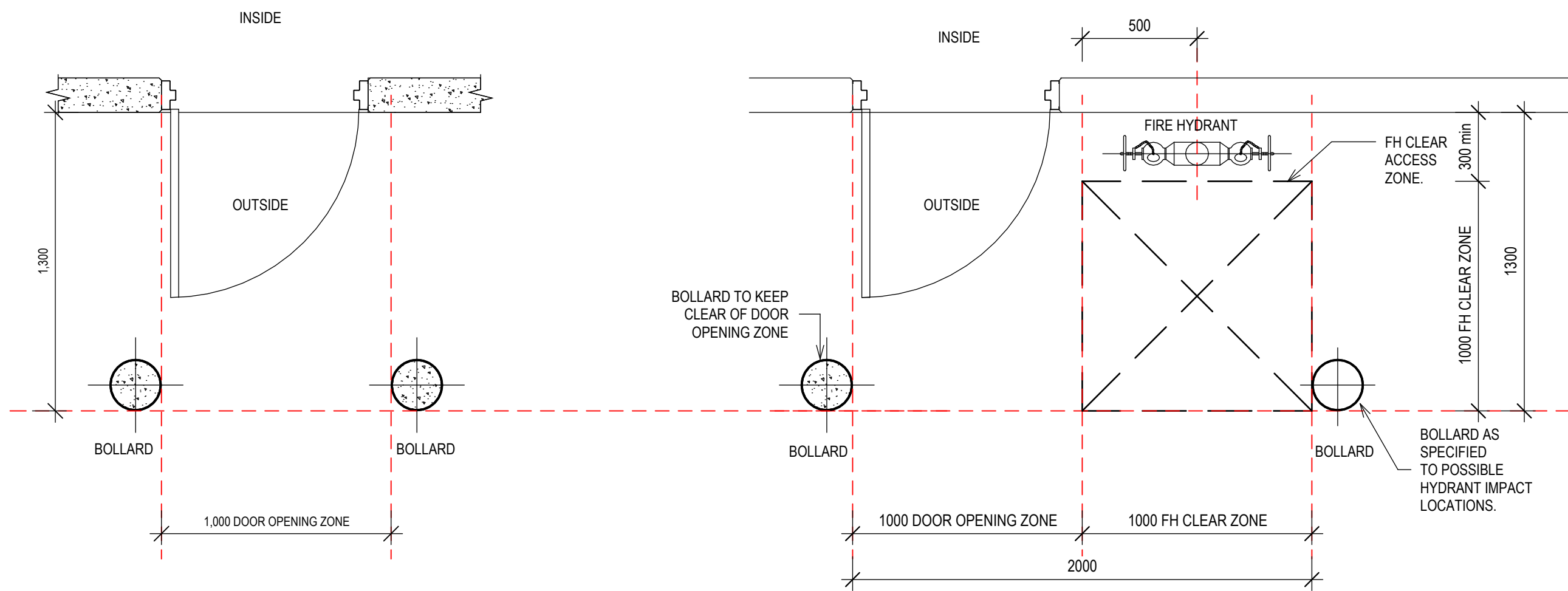
Note:
- Wheel stop distance is measured to point contact with vehicle tyre
- Wheel stop distance shown are for 100mm high wheel stop
- Refer to AS2890.1-2004 for further details and requirements for 90mm high wheel stops and B99 vehicles



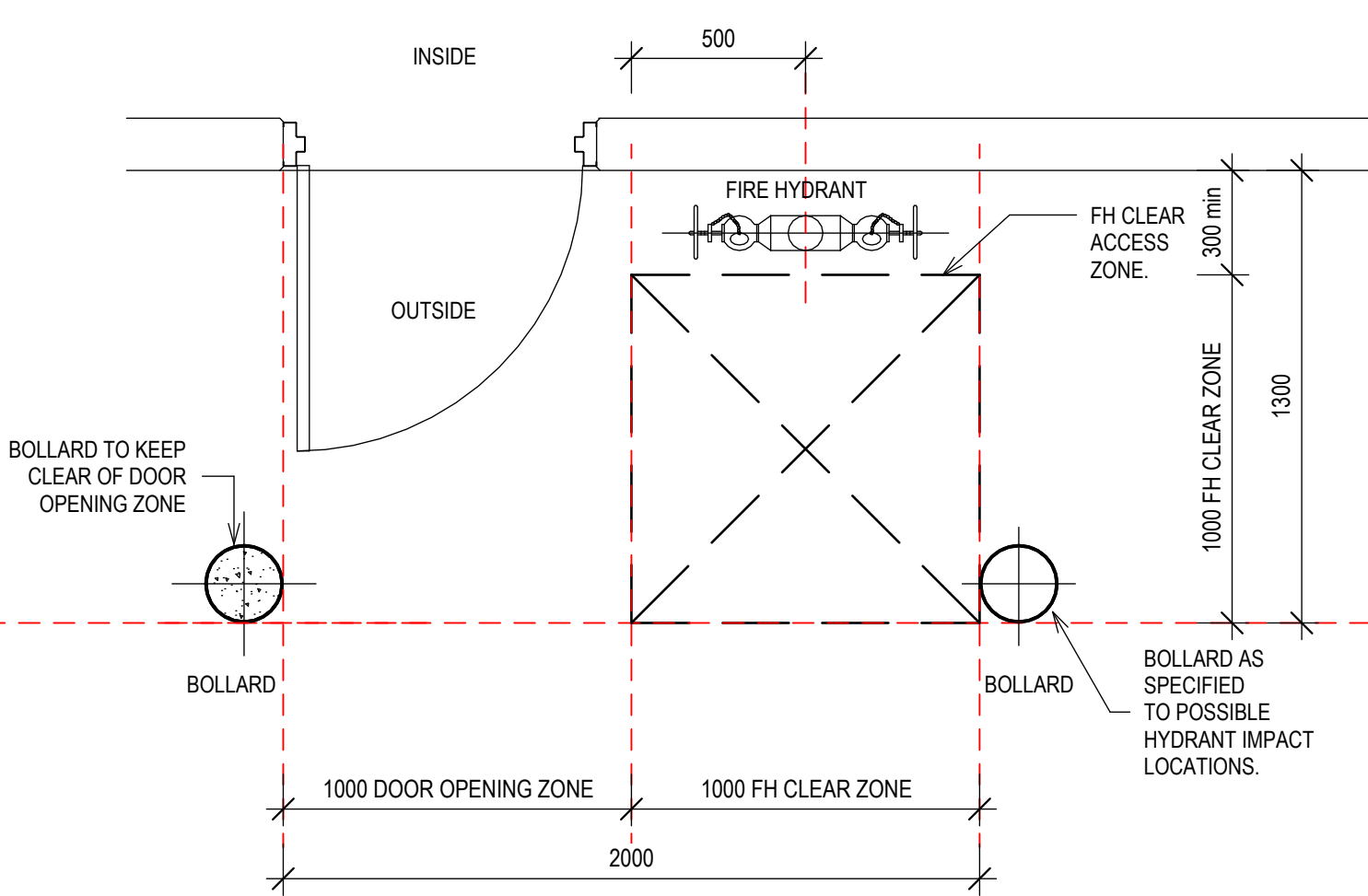
FIRE HOSE REEL LOCATION, CLEARANCES AND DIMENSIONS



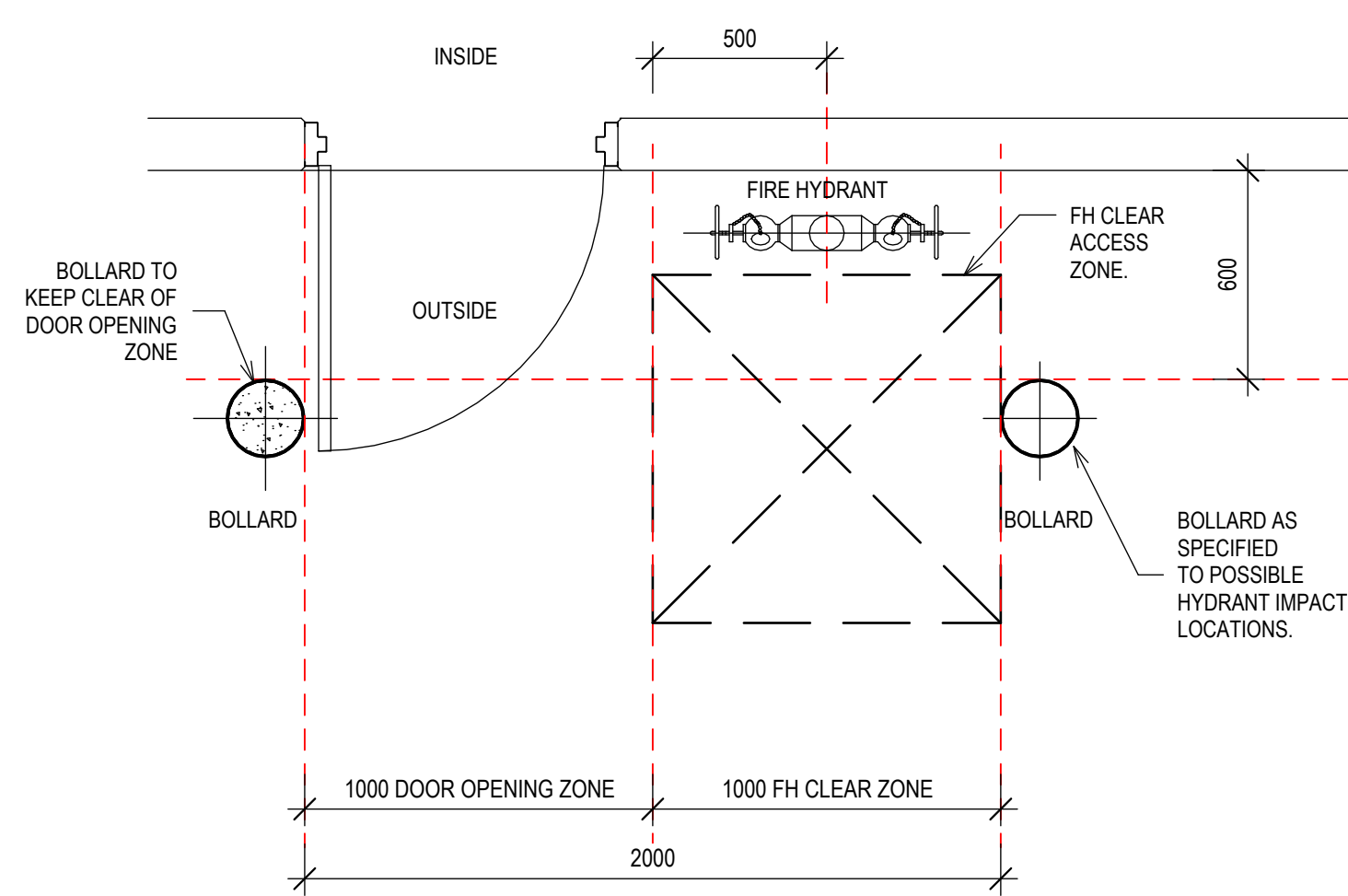
COLUMN MOUNTED FIRE HOSE REEL & FIRE HYDRANT LOCATION, CLEARANCES AND DIMENSIONS



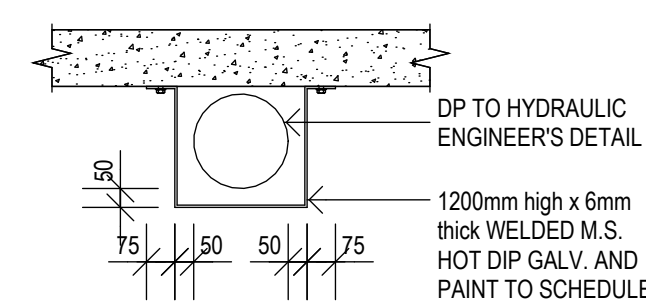
PLAN AT DOORS



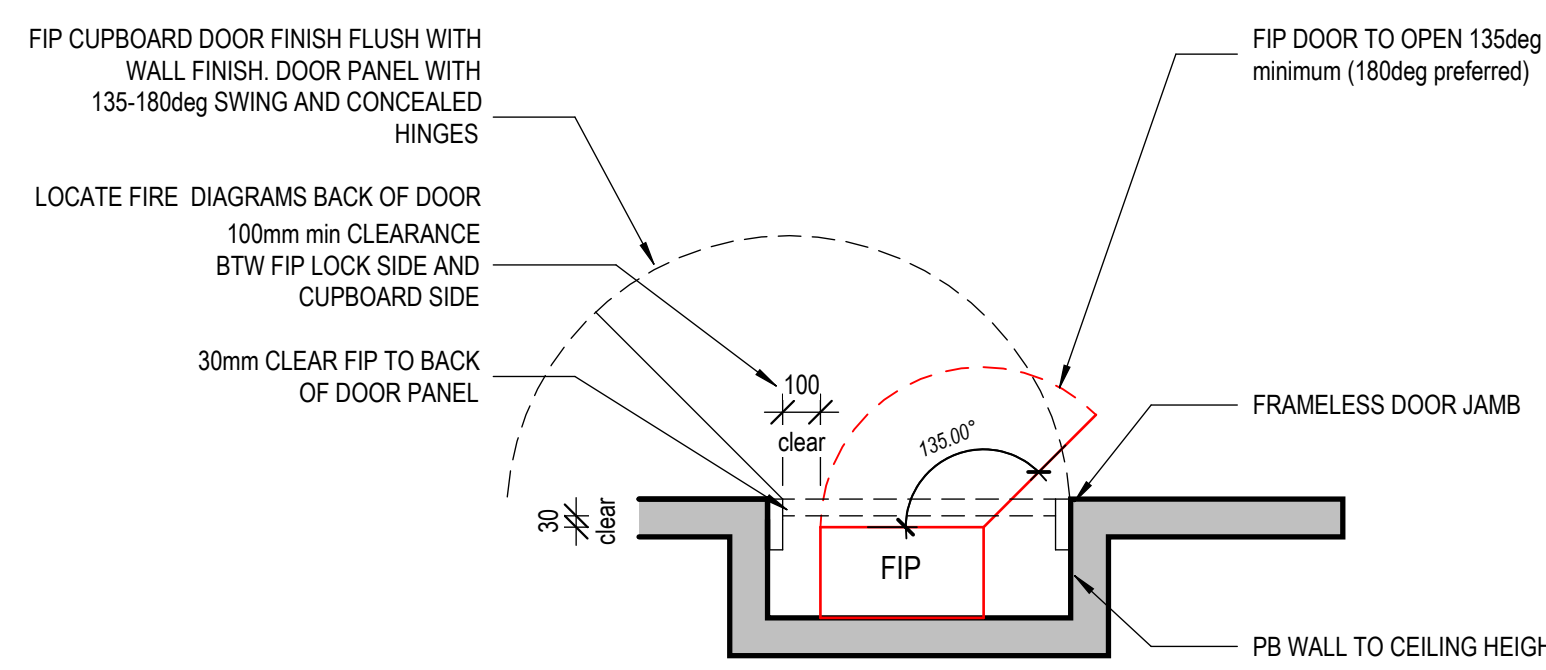
PLAN AT EXTERNAL HYDRANT



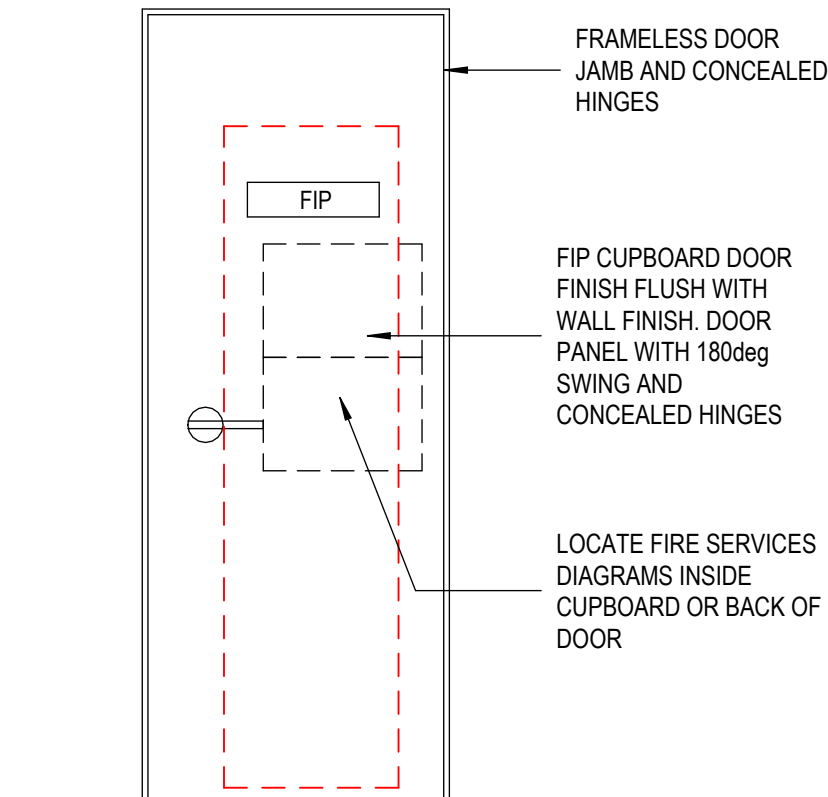
PLAN AT EXTERNAL HYDRANT AT FIRE ACCESS PATH



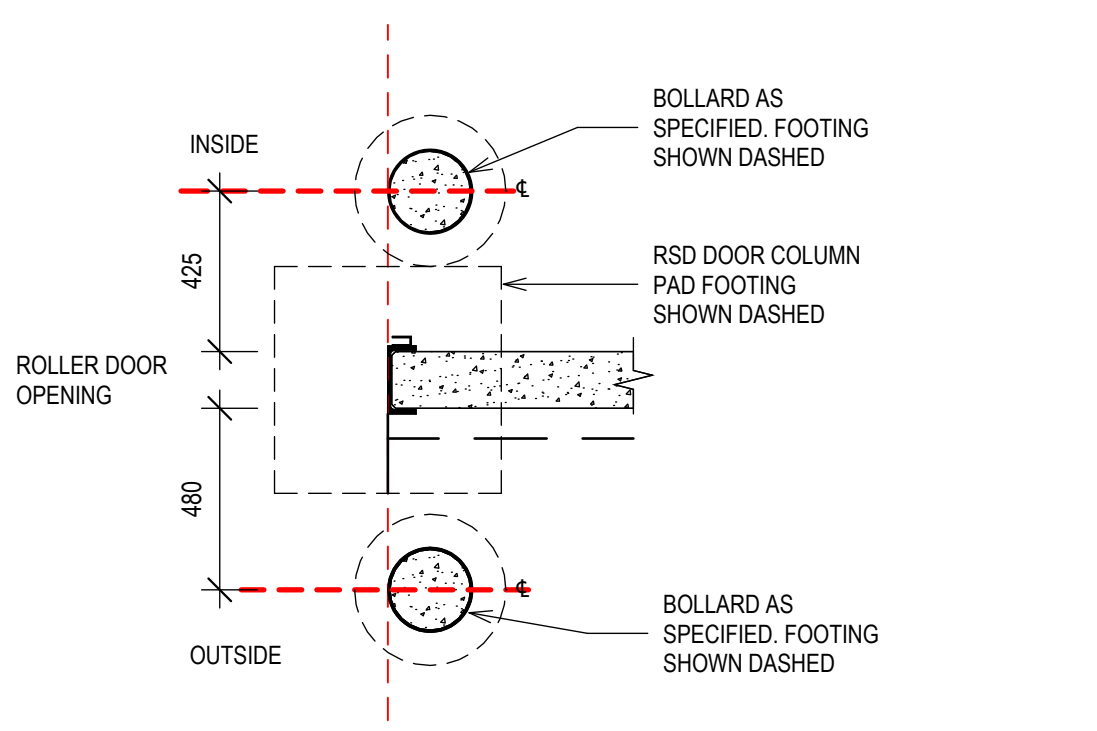
SINGLE DP PLAN



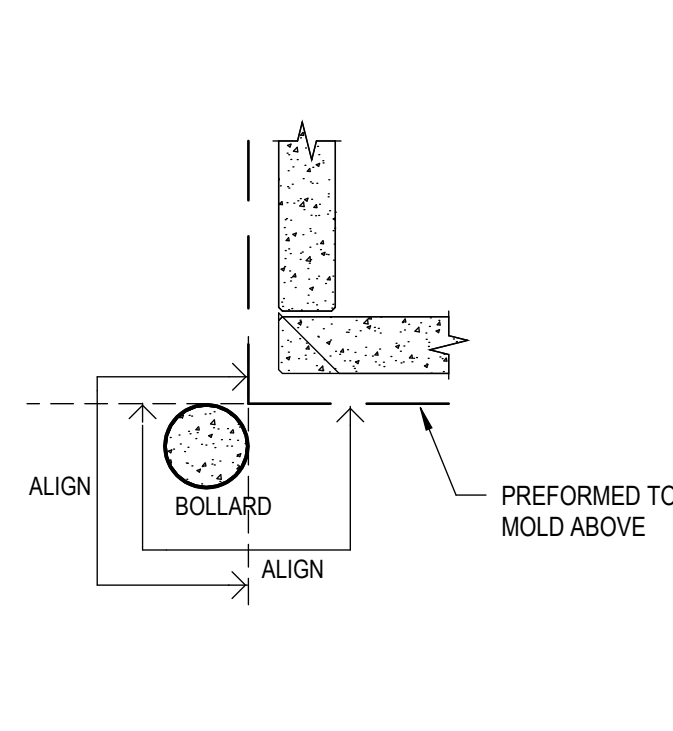
FIRE INDICATOR PANEL (FIP) LOCATION, CLEARANCES AND DIMENSIONS PLAN



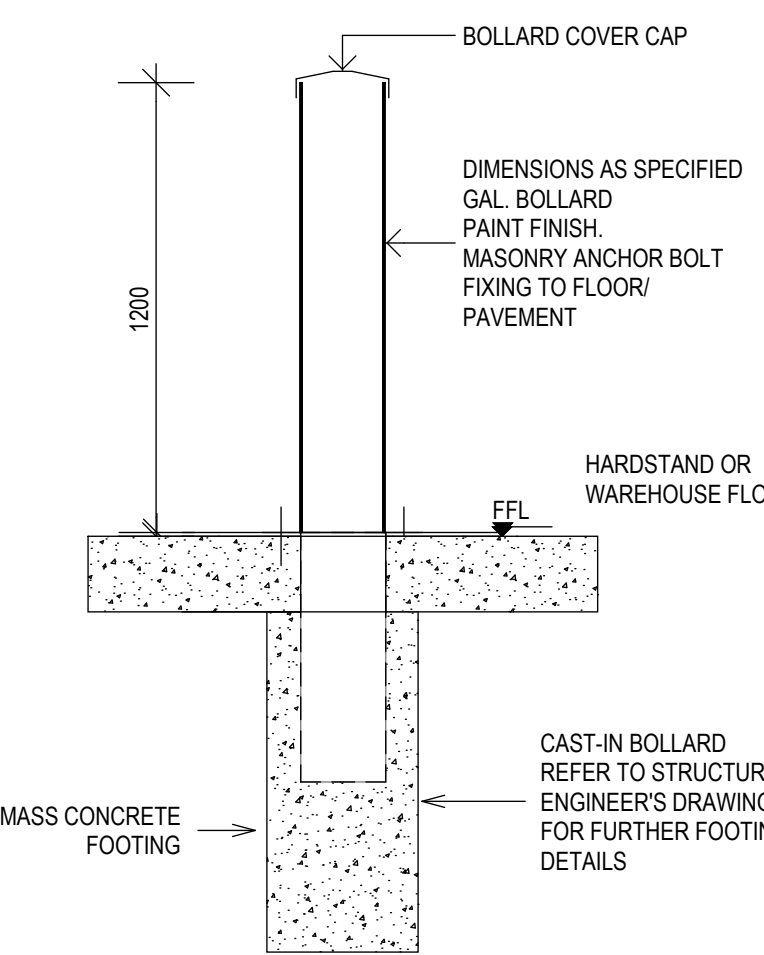
FIRE INDICATOR PANEL (FIP) CUPBOARD ELEVATION



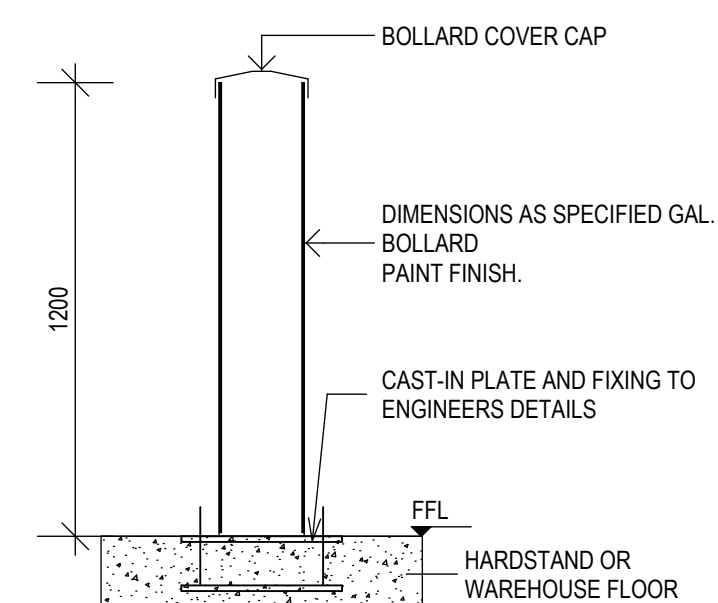
PLAN AT ROLLER DOORS



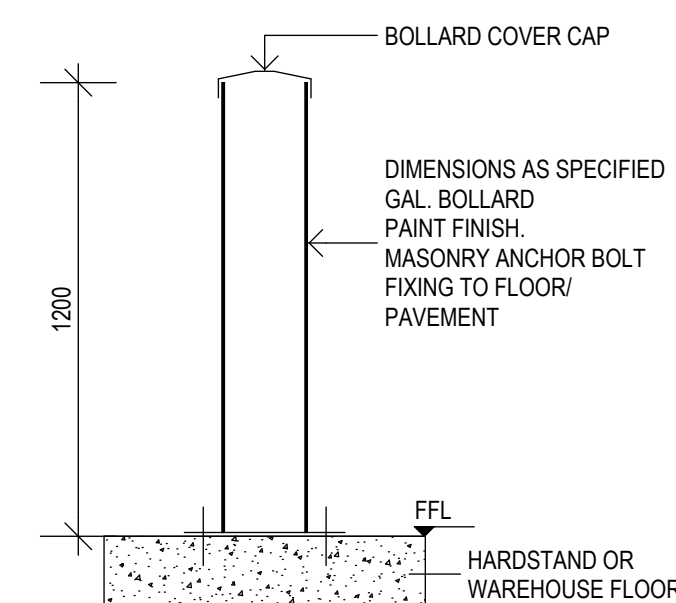
PLAN AT EXPOSED CORNERS IF REQUIRED



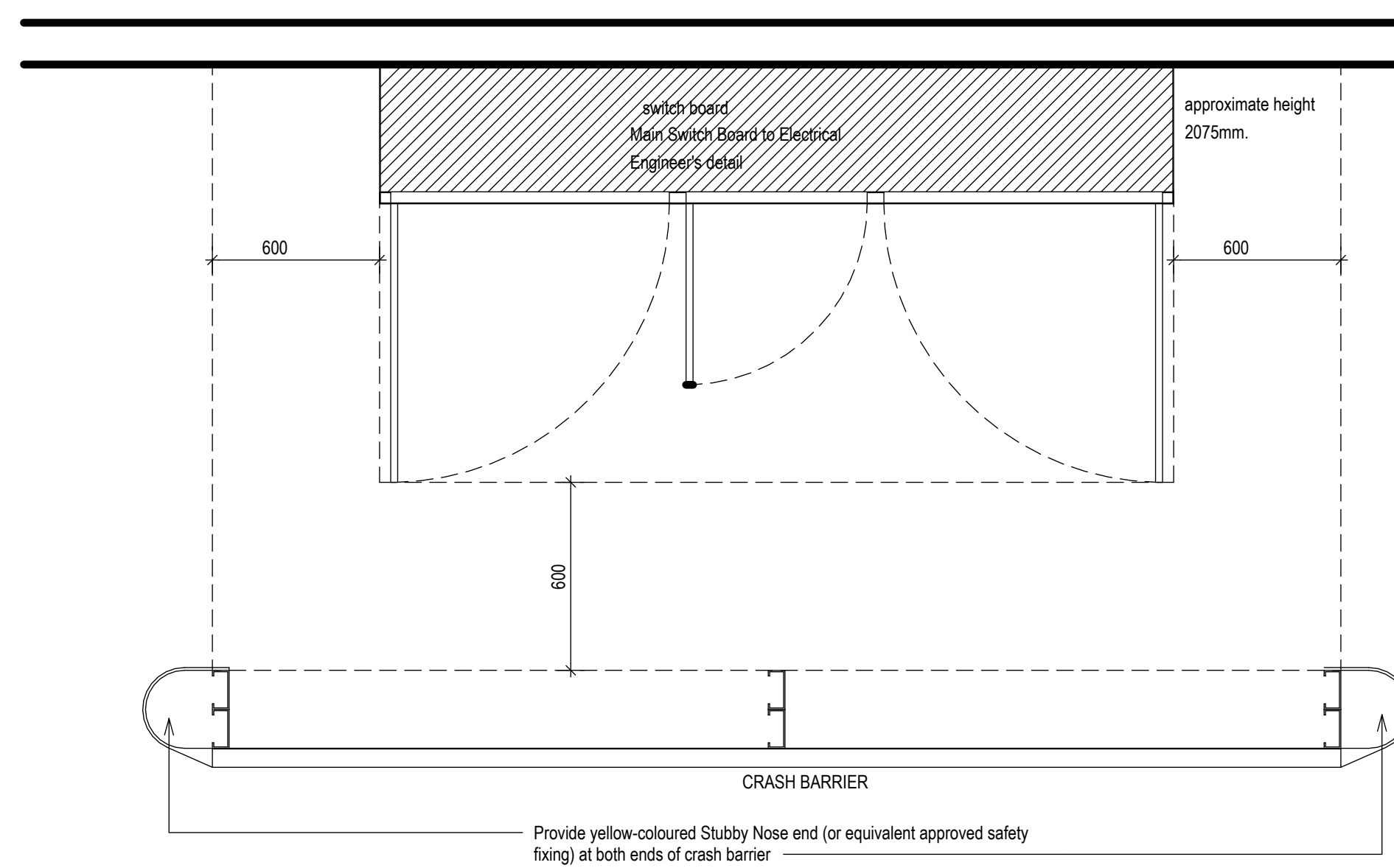
TYPE BT-1 CAST-IN BOLLARD ON FOOTING



TYPE BT-2 BOLLARD ON CAST-IN PLATE



TYPE BT-3 SURFACE MOUNTED BOLLARD



INTERNAL SWITCH BOARD, CRASH BARRIER

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FOR TENDER

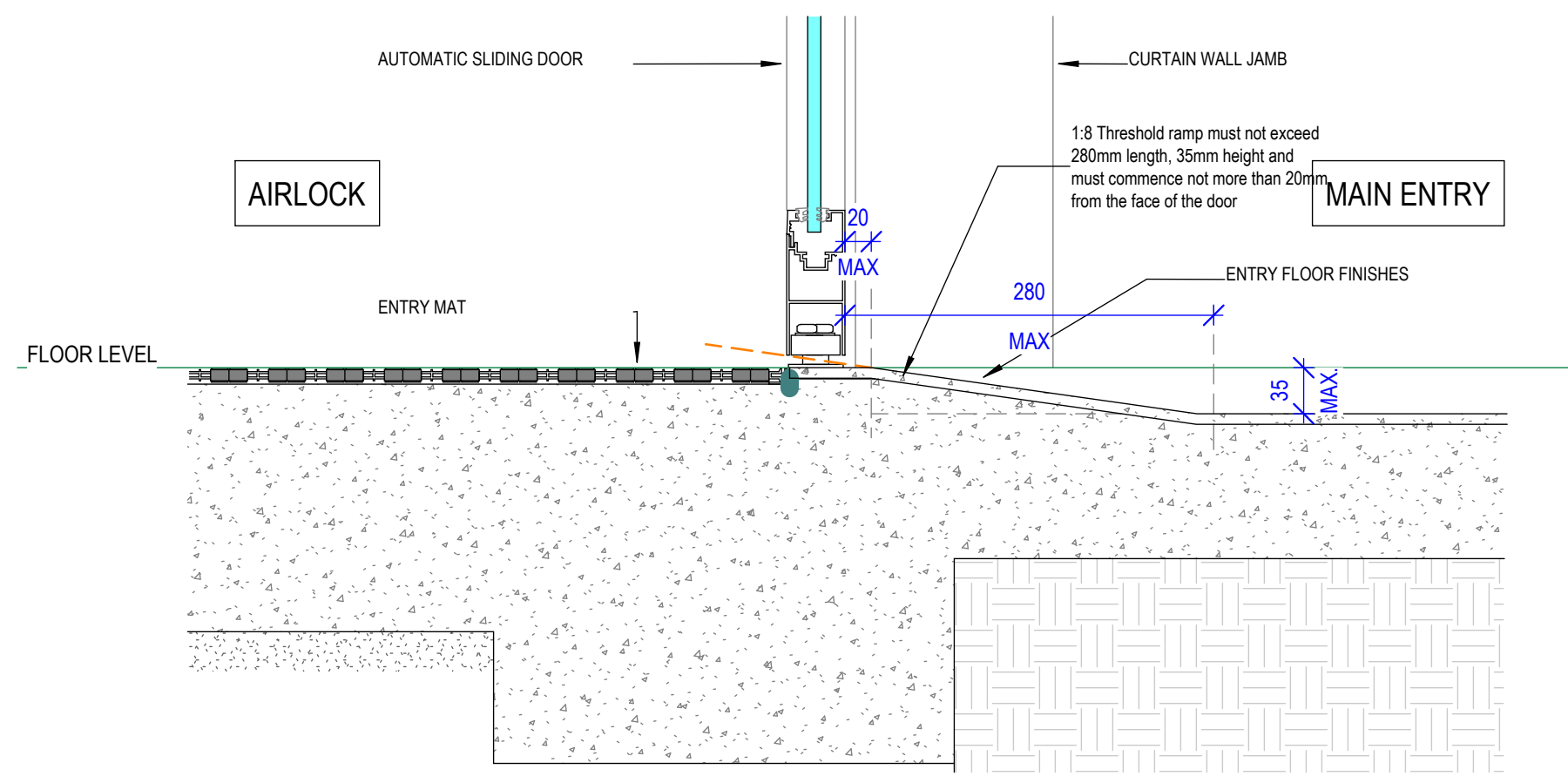
WEATHERPROOFING REQUIREMENTS

ROOF & FACADE INSTALLATION NOTES:-

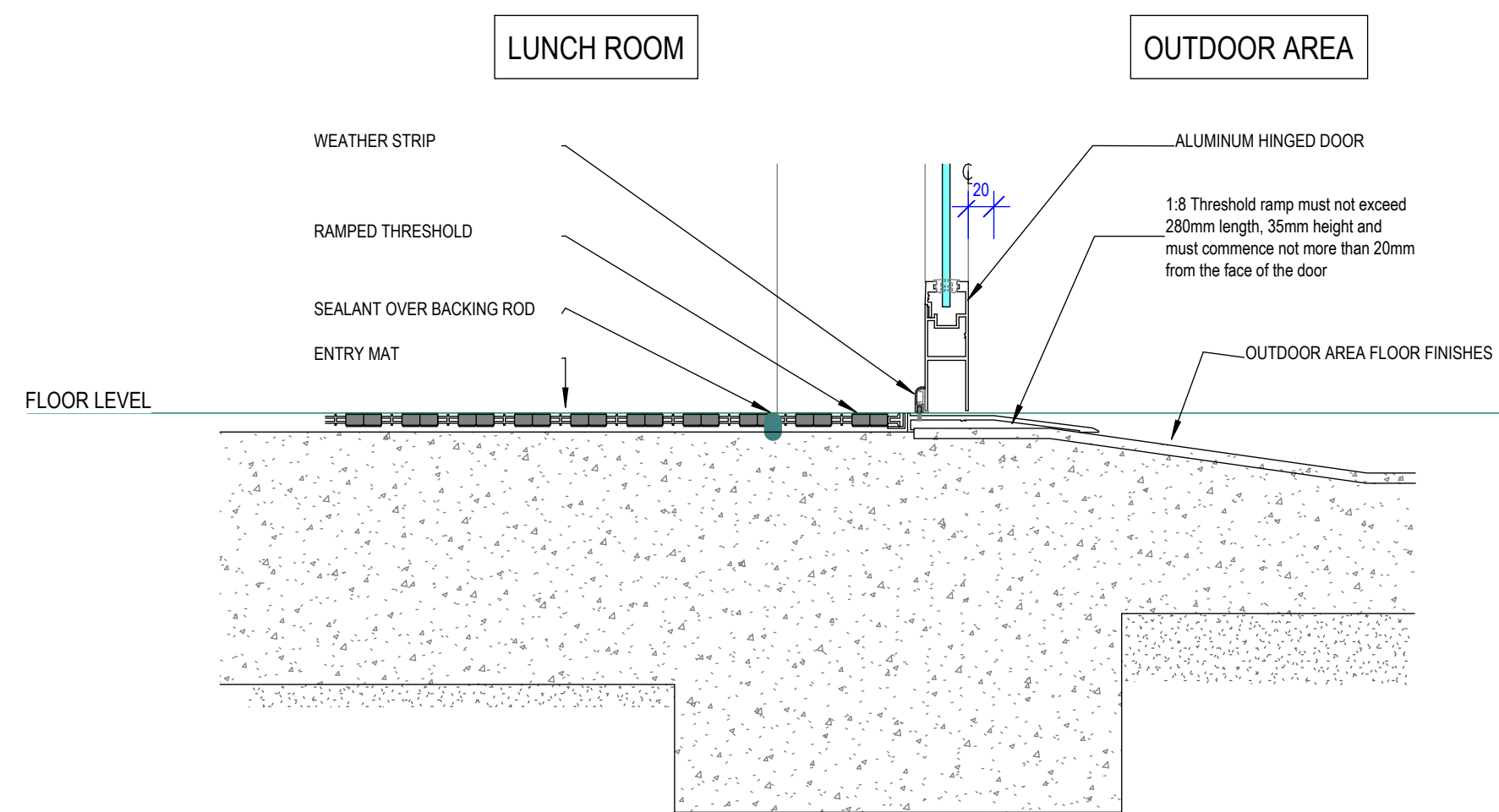
- The Roof & Facade Contractor shall design, engineer, fabricate, supply and install the complete facade work strictly in accordance with the installation manual, the Principals project's requirements and the projects specifications;
- The Roof & Facade contractor shall install fixings in accordance with their manufacturer's instructions and procedures. Fixings shall be made weathertight in a manner not restricting thermal or wind movements of the facade.

INSTALLATION GUIDELINES AND SPECIFICATIONS

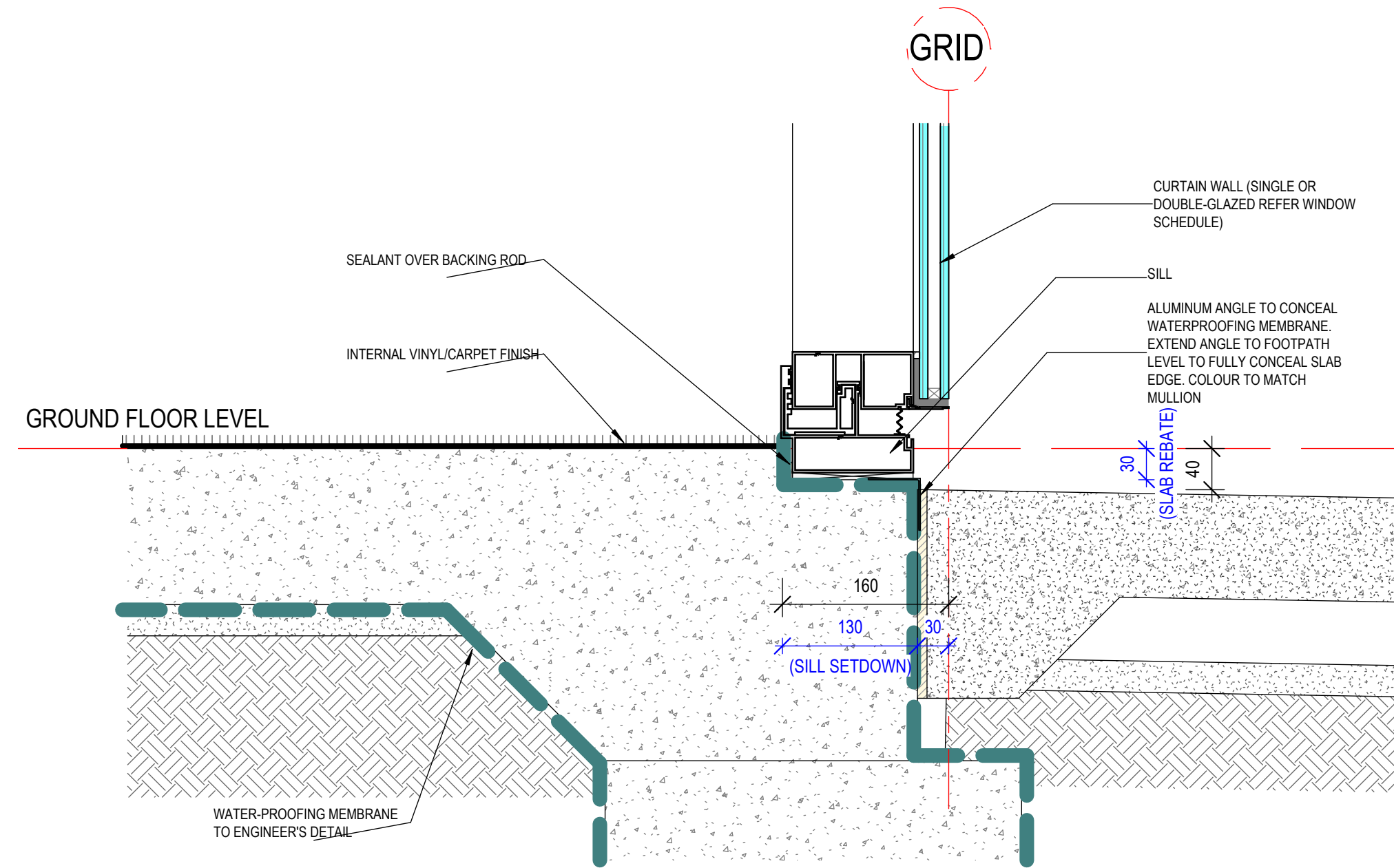
- Lyaght Roofing And Walling Installation Manual
- Lyaght Fixing Guide
- MonsiClad Fixed Watertight Cassette Specification
- MonsiClad Fixing Systems Routed
- MonsiClad Fabrication Guideline
- ASS CW116 Curtain Wall Technical Manual
- Bradford Enviroseal Installation Guide
- Gyprock Commercial Installation Guide for Steel Framed Wall and Ceiling Systems



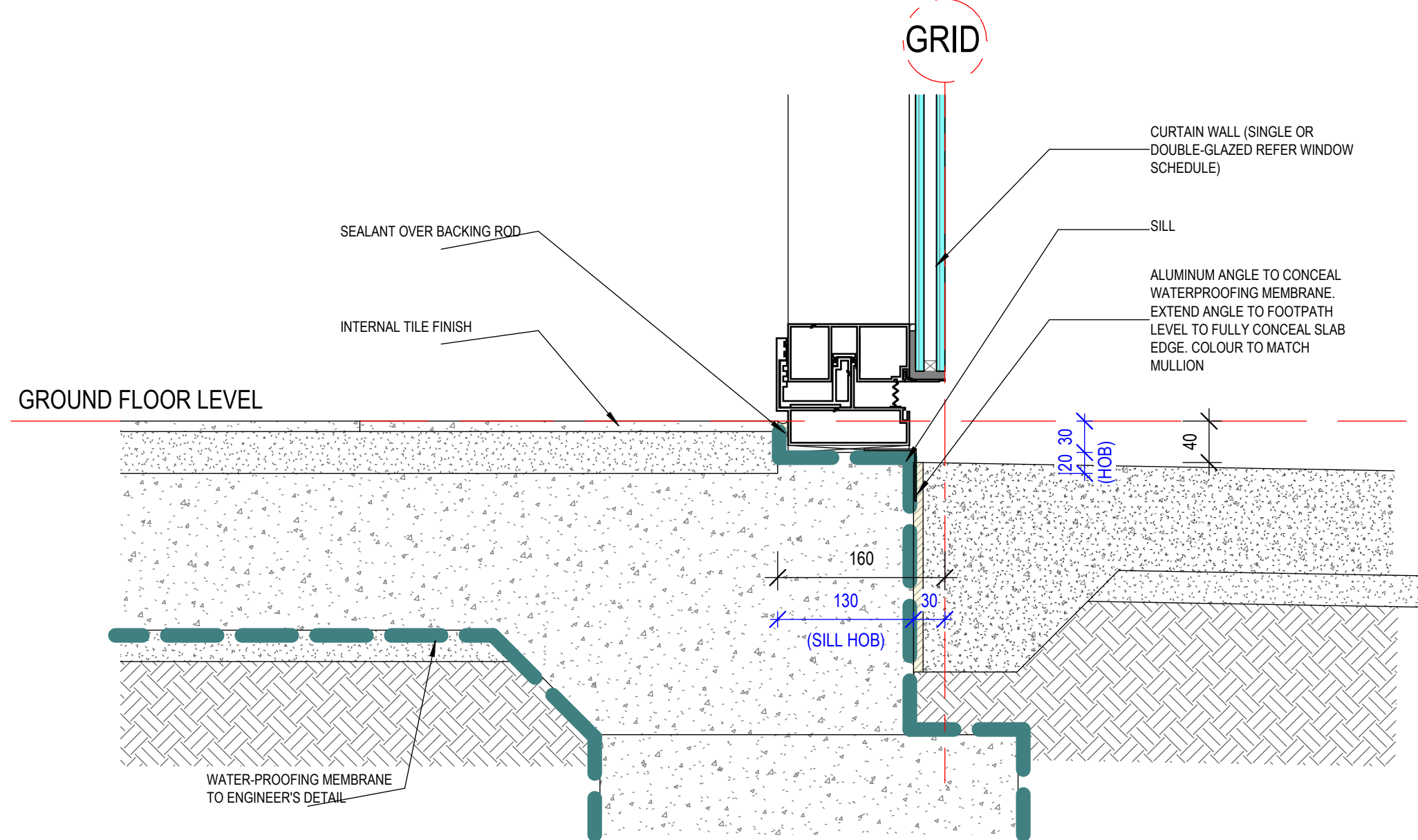
4 Office Main Entry Door Threshold Detail
1:5 @A0



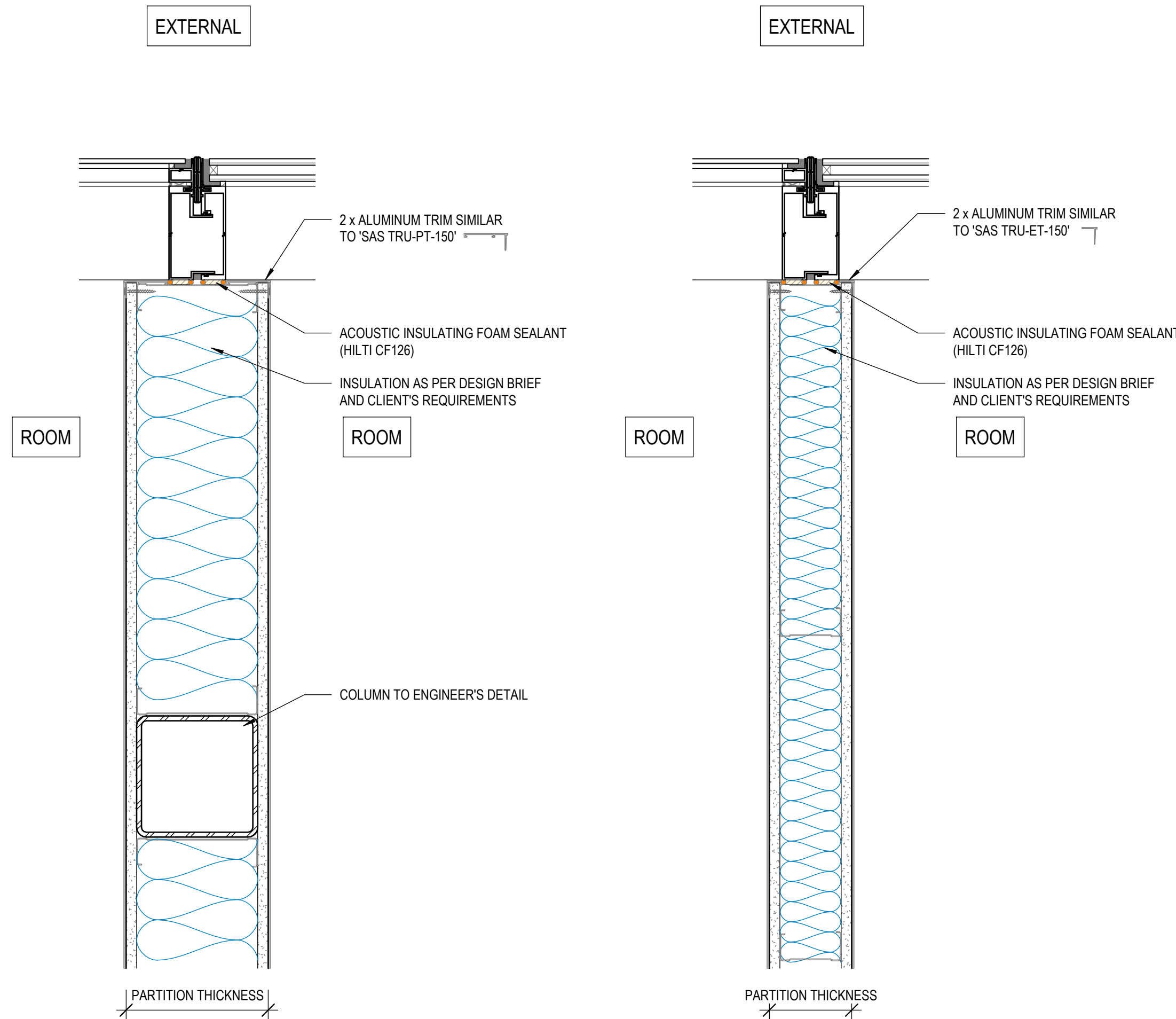
3 Lunch Room/Outdoor Area Door Threshold Detail
1:5 @A0



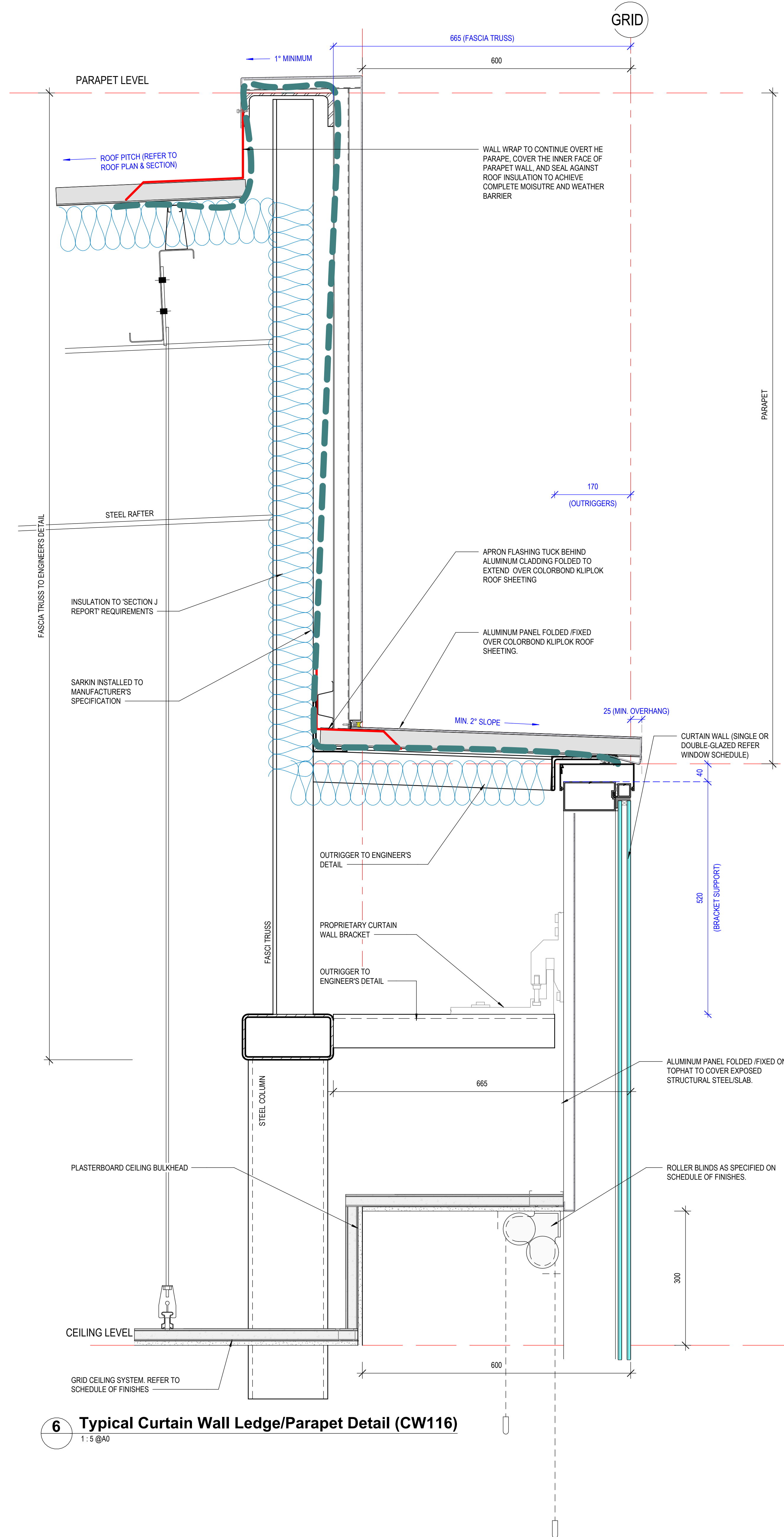
2 Curtain Wall Sill on Vinyl/Carpet Internal Finish
1:5 @A0



1 Curtain Wall (116) Sill Detail
1:5 @A0



5 Curtain Wall Mullion Detail Plan @ Partition Junction
1:5 @A0



6 Typical Curtain Wall Ledge/Parapet Detail (CW116)
1:5 @A0

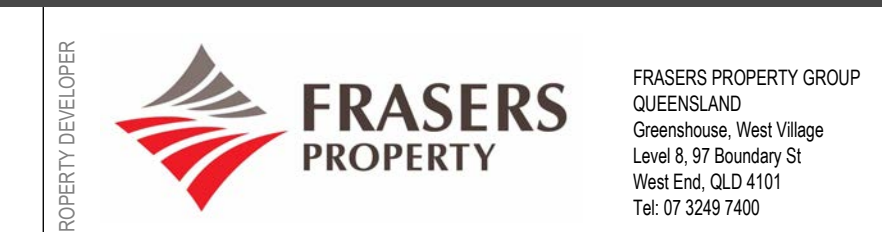
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FOR CO-ORDINATION

20/06/2024 6:30:13 PM - Autodesk Docs: Lot 120 Spec Warehouse Yatala Lot 120 Spec Warehouse Yatala.rvt

CUSTOMER



PROJECT
SPEC WAREHOUSE

ADDRESS
LOT 120 VANTAGE YATALA EASTRIDGE STREET
STAPYLTON, QUEENSLAND

PROJECT NUMBER
240404

Rev	Description	Date
P1	FHR deleted as advised. FIP cupboard update	20.06.24

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HL Architects Pty Ltd A.C.N. 161 638 320
nominated architect: Koa Hong (LAU)
(Reg No: NSW #7559, QLD #5003)

o admin@hlarchitects.com.au
t 02 9168 9442
w www.hlarchitects.com.au
a Level 1, 5 George St, North Sydney NSW 2157

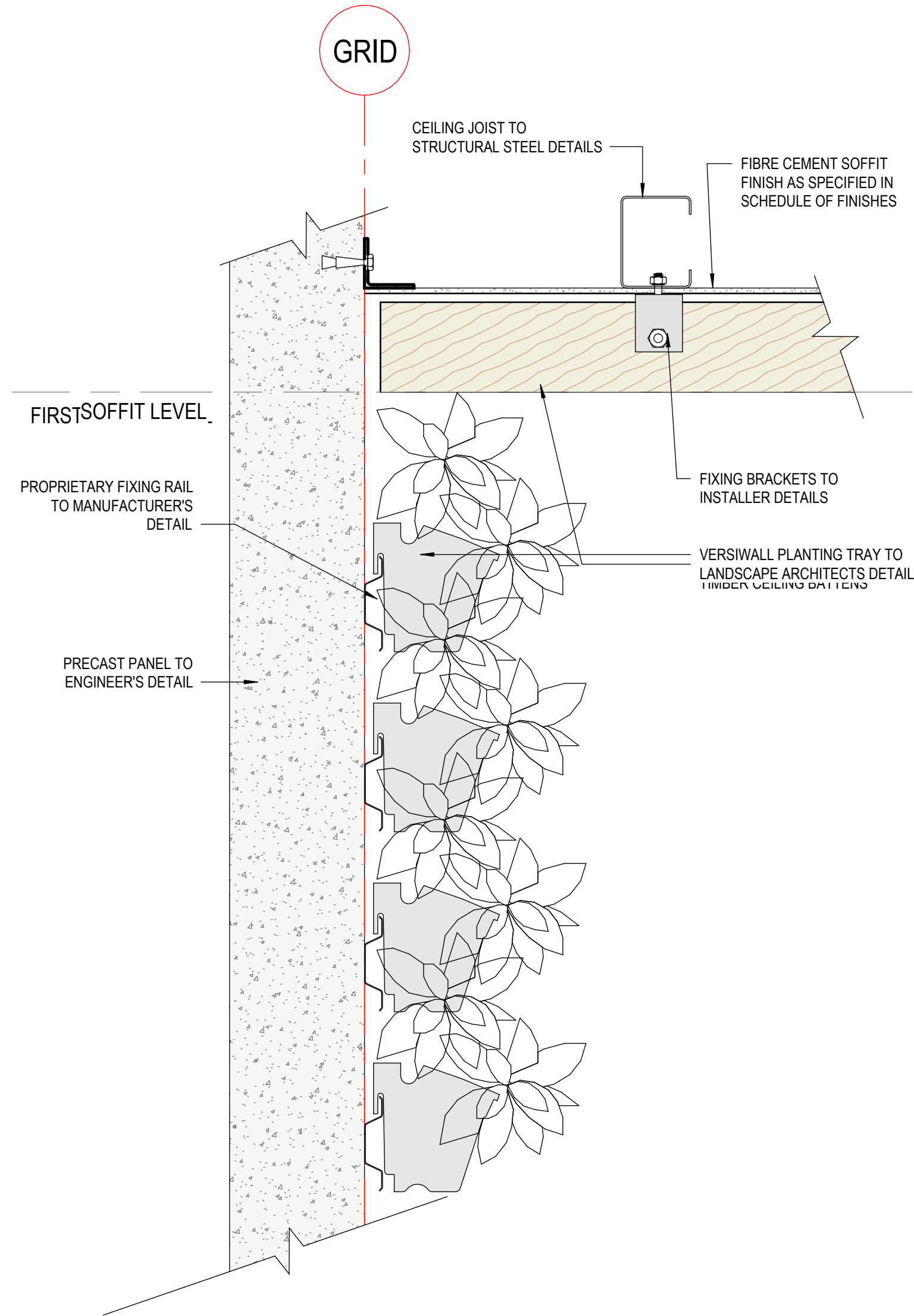


DRAWING TITLE
Typical Facade Details - Sheet 1

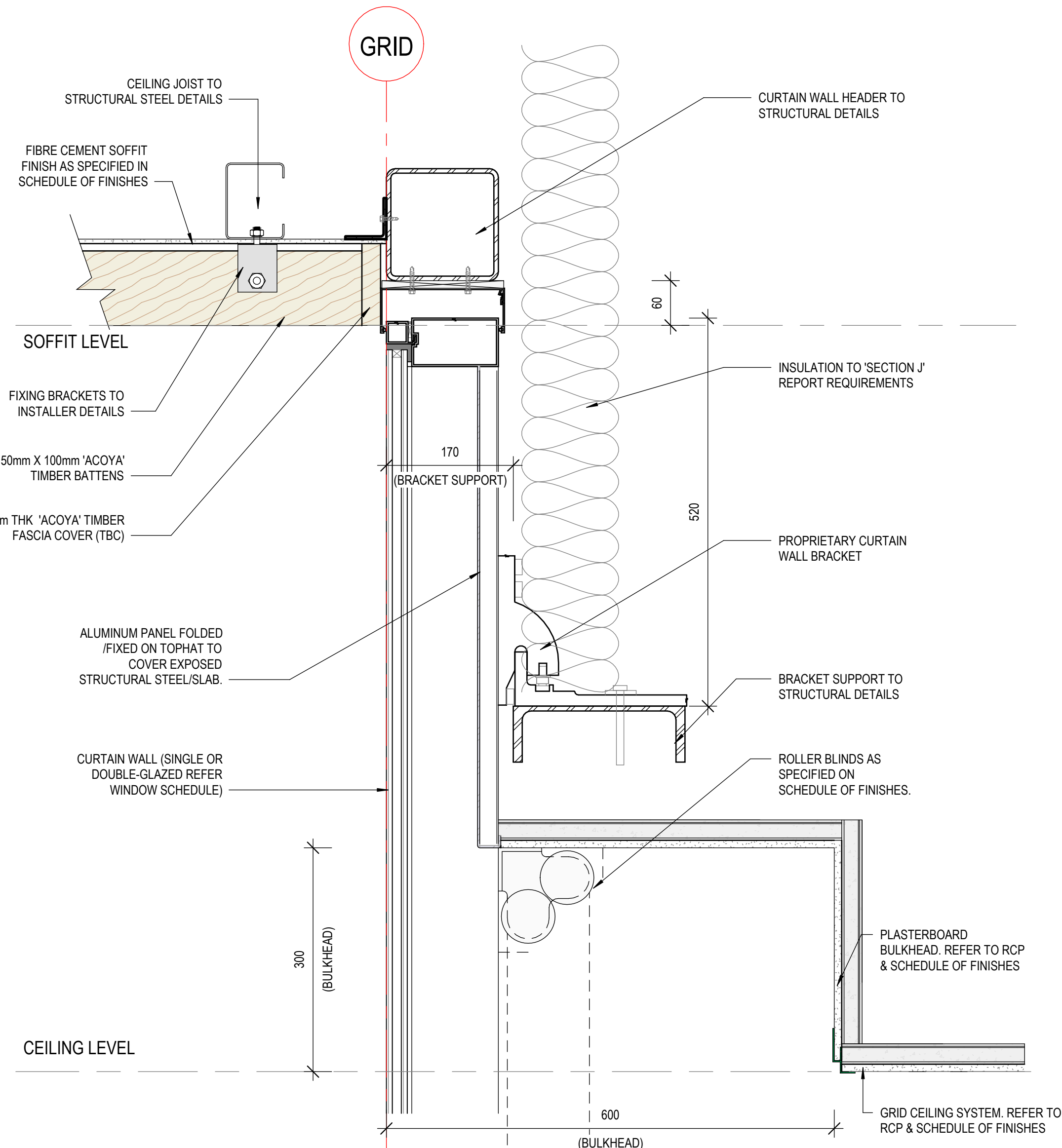
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240404 - AR-A503 -

DRAWN
HQA
CHK
HL
ISSUE

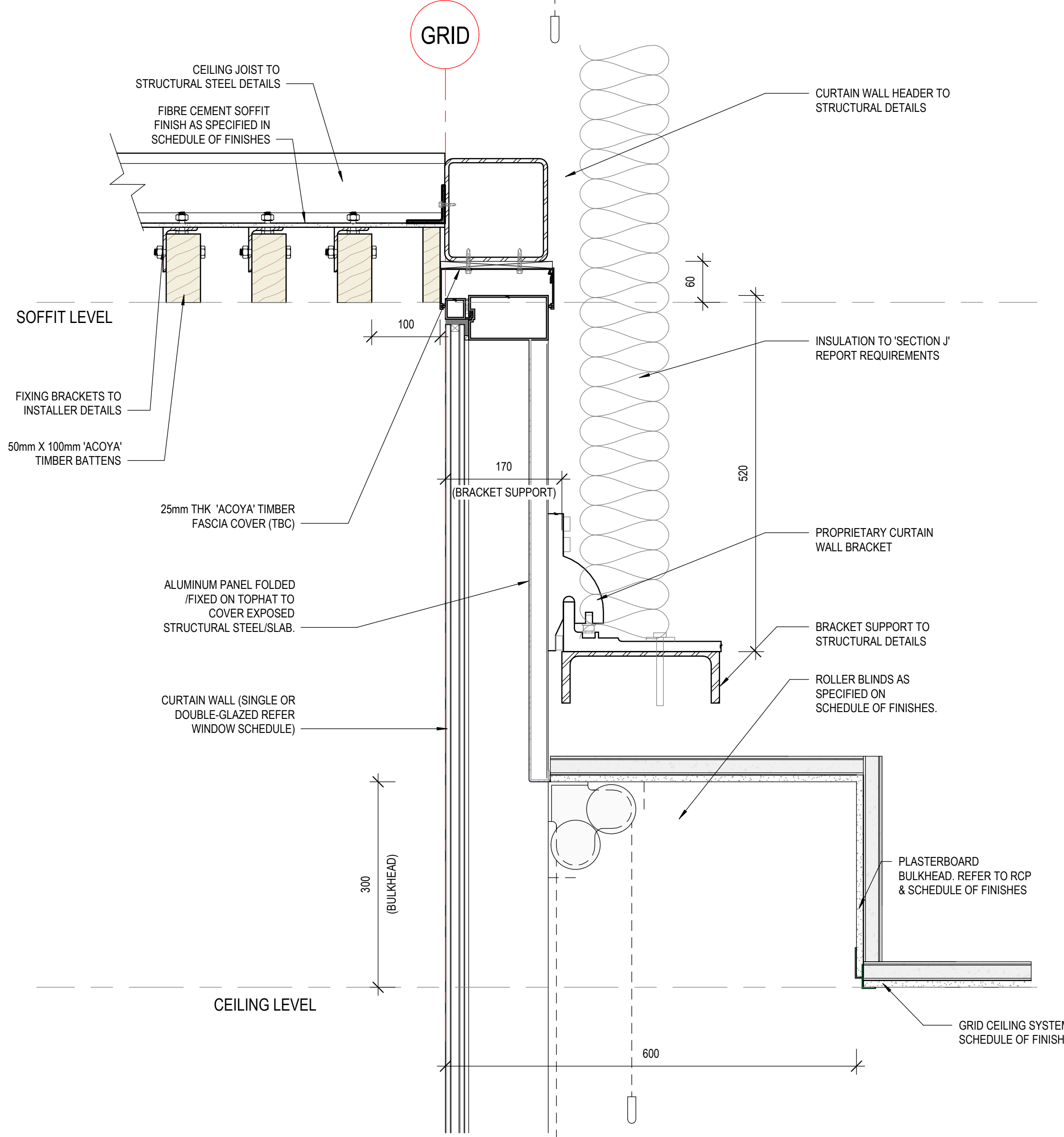
P1



1 Batten Wall/Greenwall Edging Junction Detail
1:5 @A0



2 Timber Soffit/Curtain Wall Junction Detail (Batten Elevation)
1:5 @A0



3 Timber Soffit/Curtain Wall Junction Detail
1:5 @A0

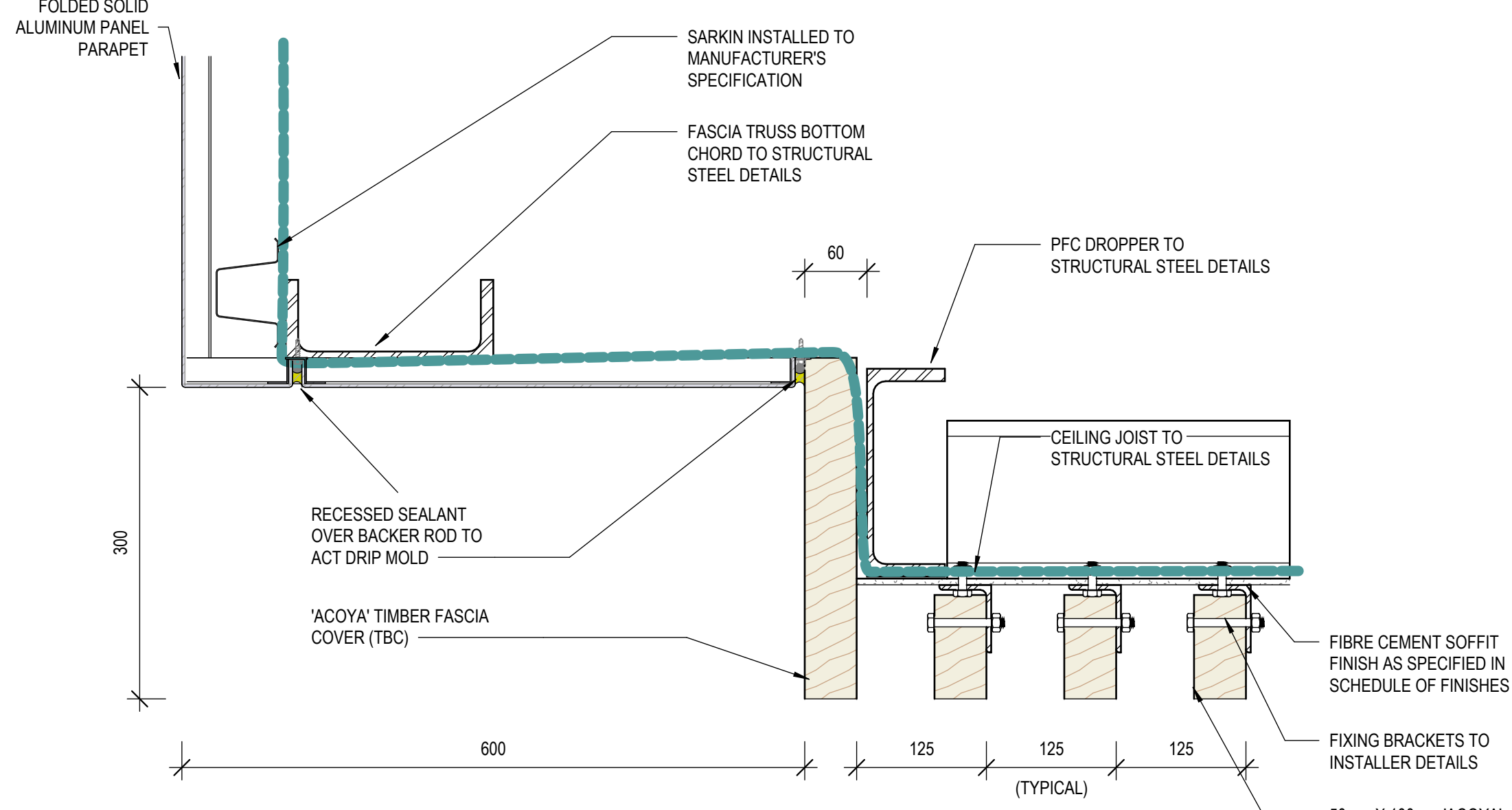
WEATHERPROOFING REQUIREMENTS

ROOF & FACADE INSTALLATION NOTES:

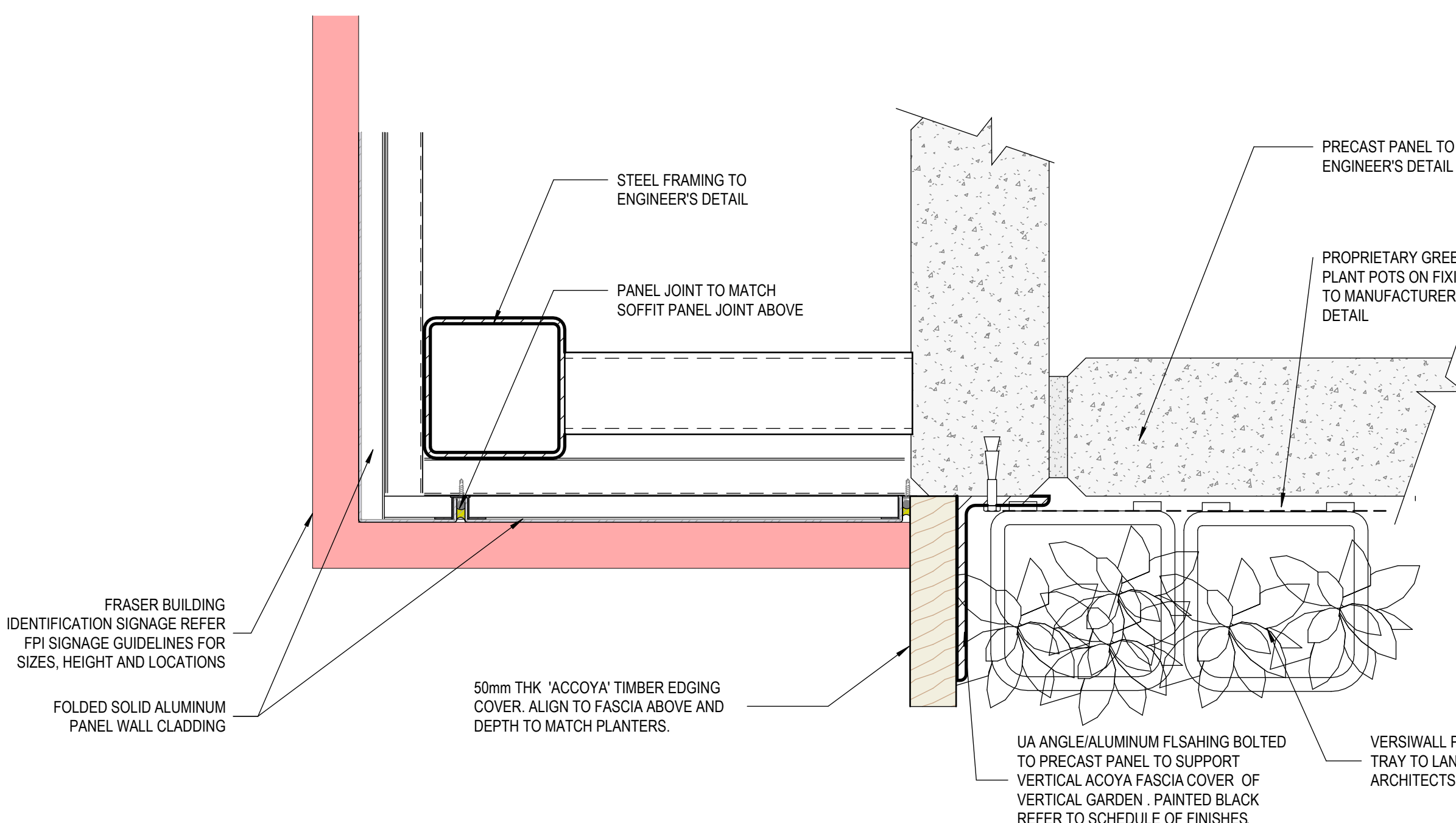
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INSTALLATION GUIDELINES AND SPECIFICATIONS

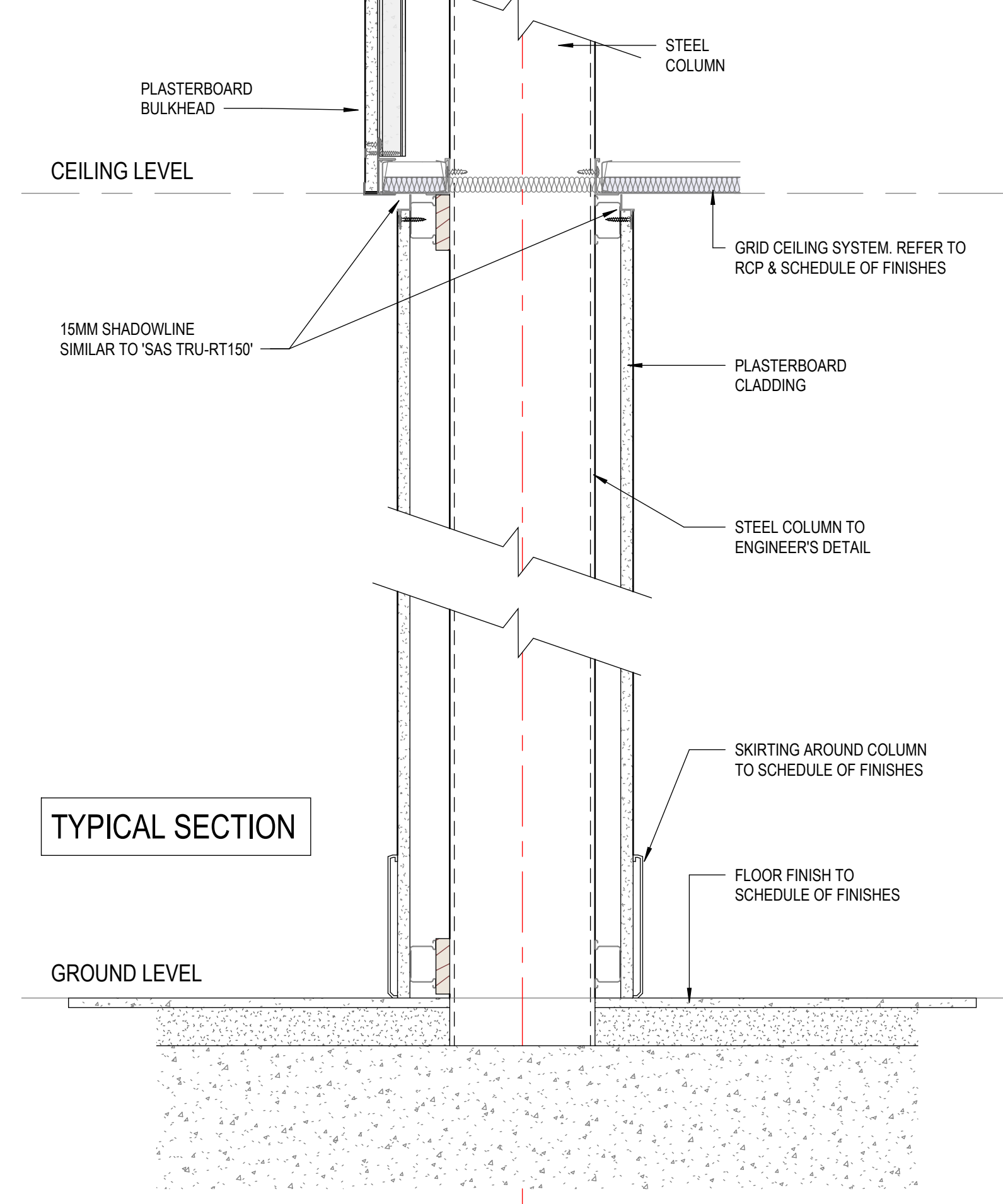
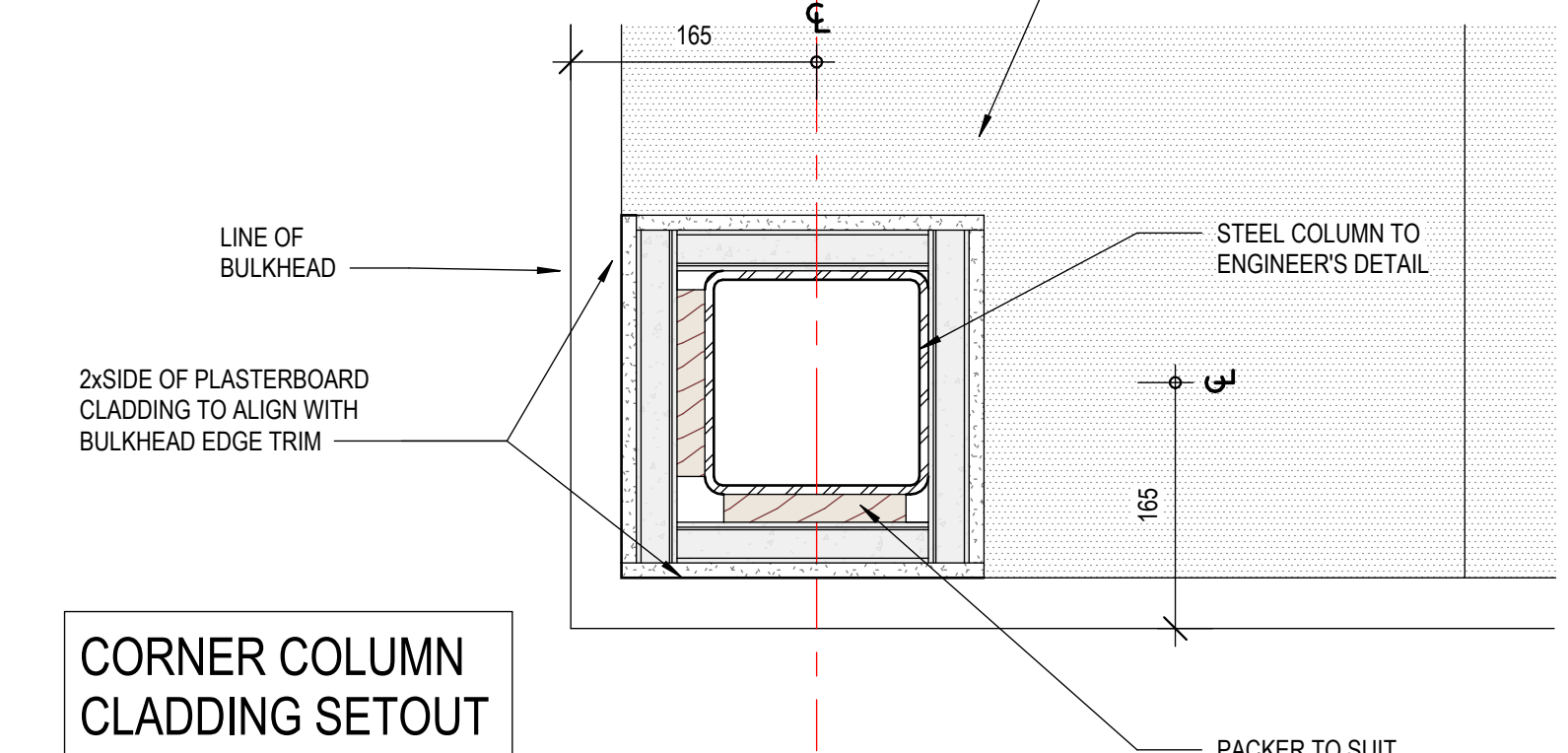
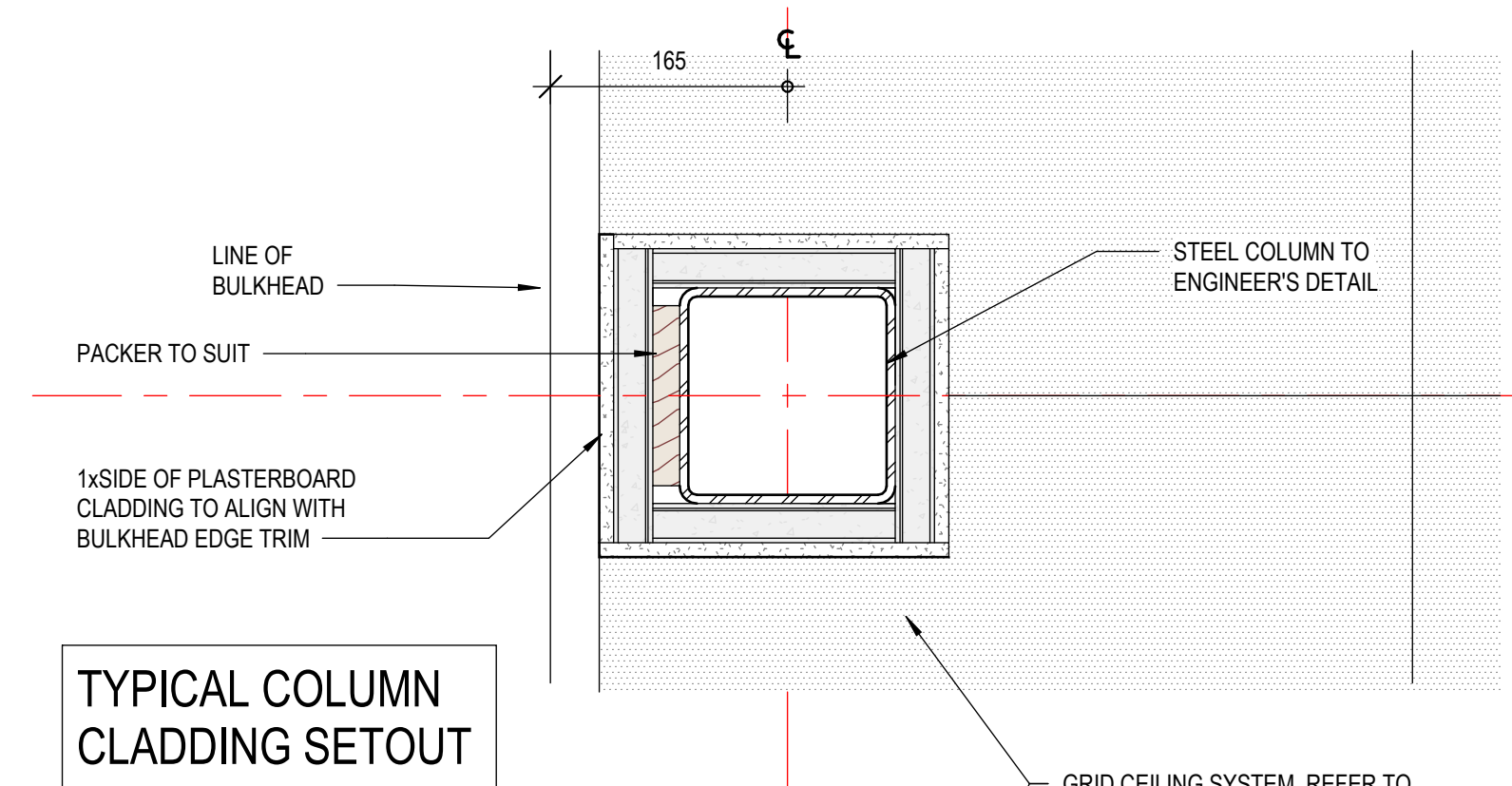
- Lysaght Roofing And Walling Installation Manual
- Lysaght Flashing Guide
- MondoClad Fixed Watertight Cassette Specification
- MondoClad Fixing Systems Routed
- MondoClad Fabrication Guideline
- AGS CW116 Curtain Wall Technical Manual
- Bradford Enviroseal Installation Guides
- Cyprock Commercial Installation Guide for Steel Framed Wall and Ceiling Systems



5 Featured Timber Soffit Detail
1:5 @A0



6 Greenwall Edging Detail
1:5 @A0



4 Typical Column Cladding Detail
1:5 @A0

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FOR CO-ORDINATION